



Minor Modification narrative – 2024-05-08

No changes have been made to site grading, driveway or exterior drainage.

Submittal does not affect the proposed building use.

Submittal affects building envelop change:

- 55 square foot mechanical enclosure added to upper secondary roof, north side. Building height does not change. Building setback is not affected. Existing upper primary roof to extend over proposed mechanical enclosure.

Drawing sheet narrative:

A-201 – East Elevation

- Note 1 - Vertical corner boards added to all outside wall corners
- Note 2 - Window bumpout siding changed to horizontal orientation
- Note 3 – Wall siding changed to horizontal orientation
- Note 4 – Roof access ladders added
- Note 5 – East Privacy wall / Railings to be 2ft wall with 2ft railing above
 - Original 2nd level – 1ft wall w/ 3ft railing, 3rd level – 1’-6” wall w/ 2ft railing
- Note 6 – 3rd level awning omitted, window opening revised
- Note 7 – Mechanical room added to roof level

A-202 – West Elevation

- Note 1 - Vertical corner boards added to all outside wall corners
- Note 2 - Window bumpout siding changed to horizontal orientation
- Note 3 – Wall siding changed to horizontal orientation
- Note 4 – Roof access ladders added
- Note 5 – West Privacy wall / Railings to be 4ft wall with 2ft railing above
 - Original 2nd level – 3ft wall w/ 3ft railing, 3rd level – 3’-0” wall w/ 2ft railing
- Note 6 – 3rd level awning omitted
- Note 7 – Mechanical room added to roof level
- Note 8 – Stucco siding

A-203 – North Elevation

- Note 3 – Wall siding changed to horizontal orientation
- Note 4 – Roof access ladders added
- Note 7 – Mechanical room added to roof level
- Note 9 - Horizontal ‘banding’ on North side of project to be metal paneling to match steel fascia material



Minor Modification narrative

No changes have been made to site grading, driveway or exterior drainage.

Submittal does not affect the proposed building use.

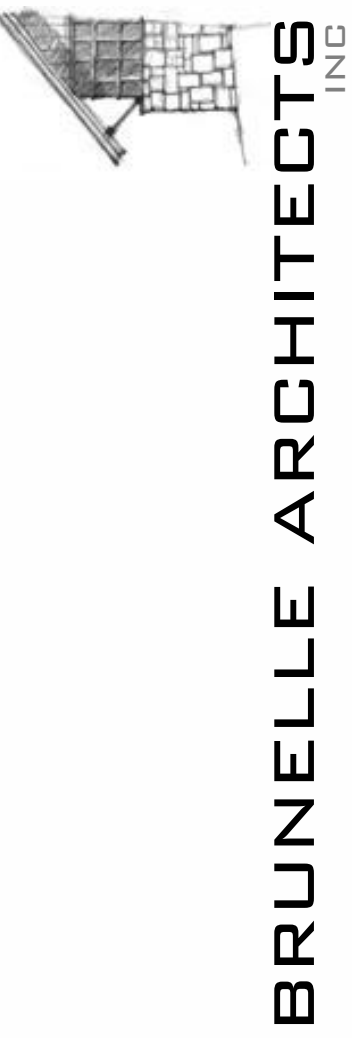
Submittal affects building envelop change:

- 55 square foot mechanical enclosure added to upper secondary roof, north side. Building height does not change. Building setback is not affected. Existing upper primary roof to extend over proposed mechanical enclosure.
- Original proposed vertical siding to be horizontal siding. No vertical siding is proposed for the project.
- All outside corners at horizontal siding to have 2x8 vertical corner board.
- Horizontal 'banding' on North side of project to be metal paneling to match steel fascia material.
- Horizontal roof awning (aligned with upper secondary roof) at East and West omitted.
- New S2.5 High Roof Framing Plan sheet added to permit set for clarity:
 - Bohica - 2023-08-29 - S2-5

Changes to structural sheets to reflect changes to roof plan and details.

Drawing sheets revised are as follows:

- CS – Cover Sheet
- A-005
- A-105
- A-200
- A-200a
- A-201
- A-202
- A-203
- S2.4
- S5.0
- New sheet – S2.5



131 North Main Rd
PO Box 3204
Hailey, Idaho
83402-3204
P: 208.589.0771

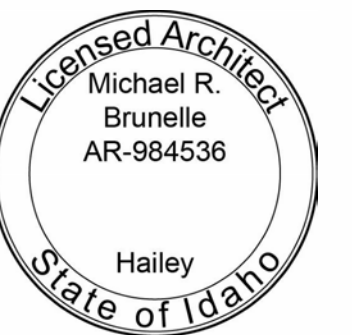
PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

Permit Set: 01/31/23
Construction Set: xx/xx/xx

REVISION DATE
5 10/3/23

NOTES:



Cover Sheet

SCALE: As Indicated

CS

DRAWN BY: Author

PLOT DATE: 10/3/2023 12:38:11 PM

Index of Drawings

CS	Cover Sheet
C0.1	Cover Sheet - Civil
C0.2	Existing Site Conditions
C1.0	Site Grading and Drainage
C1.1	Detail Sheet - Civil
CA-001	Construction Activity Plan
L1	Landscape Site Plan
A-001	as-built images
A-002	as-built drawings
A-003	code analysis
A-004	floor areas
A-005	setback sections
A-006	green building compliance
A-007	snow melt
A-100	details - assemblies
A-101	floor plans - 1/8th
A-102	floor plan
A-102a	floor plan - dimensions
A-102b	reflected ceiling plan - 1st
A-103	floor plan
A-103a	floor plan - dimensions
A-103b	reflected ceiling plan - 2nd
A-104	floor plan
A-104a	floor plan - dimensions
A-104b	reflected ceiling plan - 3rd
A-105	roof plan
A-105a	upper 3rd floor plan
A-200	renderings
A-201	elevations
A-202	elevations
A-203	elevations
A-300	section
A-301	section
A-302	section
A-303	section
A-304	section
A-305	section
A-400	interior elevations
A-401	interior elevations
A-500	wall heights
A-501	stair
A-502	stair
A-801	doors / windows
E-101	electrical - exterior
E-102	Electrical - Interior - 1st
E-103	Electrical - Interior - 2nd
E-104	Electrical - Interior - 3rd
S1.0	general structural notes
S1.1	general structural notes
S1.2	typical details
S1.3	typical details
S1.4	typical details
S1.6	structural
S1.7	structural
S1.8	structural
S2.0	foundation plan
S2.1	first floor framing plan
S2.2	second floor framing plan
S2.3	third floor and low roof framing
S2.4	high roof framing plan
S3.0	foundation details
S3.1	foundation details
S4.0	floor framing details
S4.1	floor framing details
S4.2	floor framing details
S5.0	roof framing details
S5.1	roof framing details
S6.0	moment frame detail

Project Information

Address: 131 N Washington Ave, Ketchum, Idaho 83340
Parcel Number: RPK000039030
Legal Description: Ketchum Lot 3, Block 39
Lot Size: 5500 sf
Building Department: City of Ketchum
County: Blaine
Building Code (per City Code 15.04 .010)
 • International Building Code (IBC) 2018 Edition, Appendices A, B, C, E, G, I, and J and revised section 903 and excluding section 101.4.3
 • International Energy Conservation Code (IECC) 2018 Edition, Including the appendix
 • International Existing Building Code (IEBC), 2018 Edition
 • International Property Maintenance Code (IPMC), 2018 Edition
 • International Residential Code (IRC), 2018 Edition, Parts 1 through IV and IX, including appendices D, E, F, G, H, J, K, and M.
 • International Building Code (IBC), Water conservation provisions of Appendix M
 • Ketchum Municipal Code, Chapter 15.08
Property Zoning (per official zoning district map)
 Community Core (CC) - Subdistrict 2 (Mixed Use)
Permitted Use (per City Code 17.12.020. Table):
 Residential: Dwelling, multi-family
 Commercial: Retail Trade, Retail Commercial
Setbacks / Height (per City Code 17.12.040. Table, Subdistrict 2: Mixed Use):
 Front and street side = 5'-0" average
 Side (Interior side) = 0'
 Rear = 3'
 Setback for 4th floor = 10'
 Cantilevered decks/overhangs = 0'
Maximum Building heights
 Cantilevered decks and overhangs = 8'-0"
 Building Height = 42'-0"
 Non-habitable structures on roof top = 10'-0"
 Perimeter walls enclosing roof top deck = 4'-0" abv roof surface ht. (min. 75% transparent)
 Roof top solar and mechanical equipment = 5'-0"

Planning Code Compliance

FLOOR AREA GROSS: The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and fifty percent (50%) of attics over eighteen feet (18') plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three (3) or more sides by building walls are included.
FLOOR AREA INCREASE: The gross and net floor area of a building allowed in addition to the permitted floor area in exchange for the provision of community housing units within the project, all of which are considered to be a public benefit.
FLOOR AREA NET: The sum of the horizontal areas of all floors in a building including basements but not including open unenclosed decks, interior or exterior circulation, mechanical equipment rooms, parking areas, common areas, public bathrooms or storage areas in basements.

	Condo #3	Condo #2	C. Housing	Common	Retail Comm	Garage	Circulation	Mech
Level 1 (ground level)	0 sf	102 sf	739 sf	851 sf	1422 sf	866 sf	161 sf	236 sf
Level 2 (second level)	1365 sf	1721 sf	0 sf	338 sf	0 sf	0 sf	202 sf	42 sf
Level 3 (third level)	2140 sf	0 sf	0 sf	0 sf	0 sf	0 sf	186 sf	0 sf
Total By Use	3505 sf	1823 sf	739 sf	1189 sf	1422 sf	866 sf	549 sf	278 sf

Parking Calculations
 Residential multiple-family dwelling within the Community Core (CC) District :
 Units 750 square feet or less 0 parking spaces
 Units 751 square feet to 2,000 square feet 1 space
 Units 2,001 square feet and above 2 parking spaces
3 parking spaces provided

Floor Area Ratio (F.A.R.) (17.124.040)
 FLOOR AREA RATIO: The product of the floor area divided by the lot area.

Property 100' x 55' = 5505 sf (per sheet C0.2, Permitted by right, 1.0)
 Community Core Housing Incentive (2.25) = 5505 x 2.25 = 12,386 sf

Basic FAR allowance	Proposed FAR	Max. FAR allowed with inclusionary housing
1.0 (5,505 gsf)	1.8 (9,983gsf / 5,505 gsf)	2.25 (12,386 gsf)

Community Housing calculation
 9983 gsf - 486 sf (parking discount, (3)-9x18) = 9497 sf
 9497 sf - 5505 sf = 3992 sf
 3992 sf x 20% = 798 sf
 798 sf - 15% (gross sf discount) = 678 sf (net sf (inside face of finish sf) Community Housing requirement)
 678 sf (req. Community Housing) - 739 sf (provided Community Housing) = -61 sf
 In-lieu payment = \$238/sf x xxx sf = \$xxx,xxx (inlieu payment) - NA

- Drip Lines / Drainage - No drop lines or snow shedding occur on public sidewalks. Roof and canopy drainage collected and directed by internal gutters into drywell located on property.
- Site Lighting Plan - All lighting and illumination to conform to dark sky ordinance.
- Mechanical Screening - Mechanical units located on roof to be screened as per elevations.
- Green Building - Project to be constructed to USGBC standards.
- Public Open Space - Trash receptacles, benches and gathering spaces are provided along public streets.
- Snow Storage Calculation - There are no viable snow storage areas located on site. All snow management will be accomplished by snowmelt and hauling snow off-site.
- Storm Water - On-site storm water shall be directed to internal roof drains, drain leaders, and trench drain grates and retained on site through an underground infiltration system designed by Galena Engineers.
- Drainage improvements will be made equal to the length of the subject property lines adjacent to public streets.
- All utility improvements necessary for the development will be provided and made to meet City of Ketchum standards.
- Garbage will be collected in rolling carts and stored in a closed garbage closet adjacent to the alley. No satellite receivers are proposed.
- Existing sidewalks will be replaced with new 8-foot wide sidewalks per city standards. One bicycle rack for (2) bicycles will be provided adjacent to the entry with direct access to the sidewalk.

Retail Commercial - Use of this space will be restricted to only uses that do not require additional on-site parking. Exempt uses include food service, the first 5,500 SF of retail, and the first 5,500 SF of assembly uses.

1. Building height certification for the addition by a licensed surveyor is required to be submitted to the Planning and Building Department for review and approval prior to scheduling of a framing inspection.
2. The project is subject to the provisions of FAR Exceedance Agreement #22767. Per the provisions of that document, the deed covenant for the community housing unit must be recorded prior to temporary or final certificate of occupancy, whichever comes first.
3. All right-of-way improvements per Sheet C1.0 must be completed prior to issuance of a temporary or final certificate of occupancy for the first unit.
4. All landscaping improvements shown on Sheet L-1 shall be installed prior to issuance of a temporary or final certificate of occupancy of the last unit unless otherwise agreed upon in writing by the city.

Project Team

Developer / Owner

Bohica Idaho, LLC.
 PO Box 1129
 Ketchum, ID 83340
 208/720-0438
 ktritzau@gmail.com

General Contractor

H.L. Fieguth Construction, Inc.
 Lee Fieguth
 O: 208/788-6064
 C: 208/309-53333

Surveyor/Civil

Galena Engineering, INC
 Sean M. Flynn, PE
 317 North River St
 Hailey, ID 83333
 208/481-0306
 sflynn@galena-engineering.com

Energy Consultation

John Reuter Greenworks
 John Reuter
 126 S Main St, Suite B9
 Hailey, ID 83333
 PO Box 4714
 Ketchum, ID 83340
 208/721-2922
 john@johnreutergreenworks.com

Landscape Architect

Eggers Associates P.A.
 Kurt Eggers
 560 North Second
 P.O. Box 953
 Ketchum, ID 83340
 208/725-0988
 kurt@eggersassociates.com

Architect

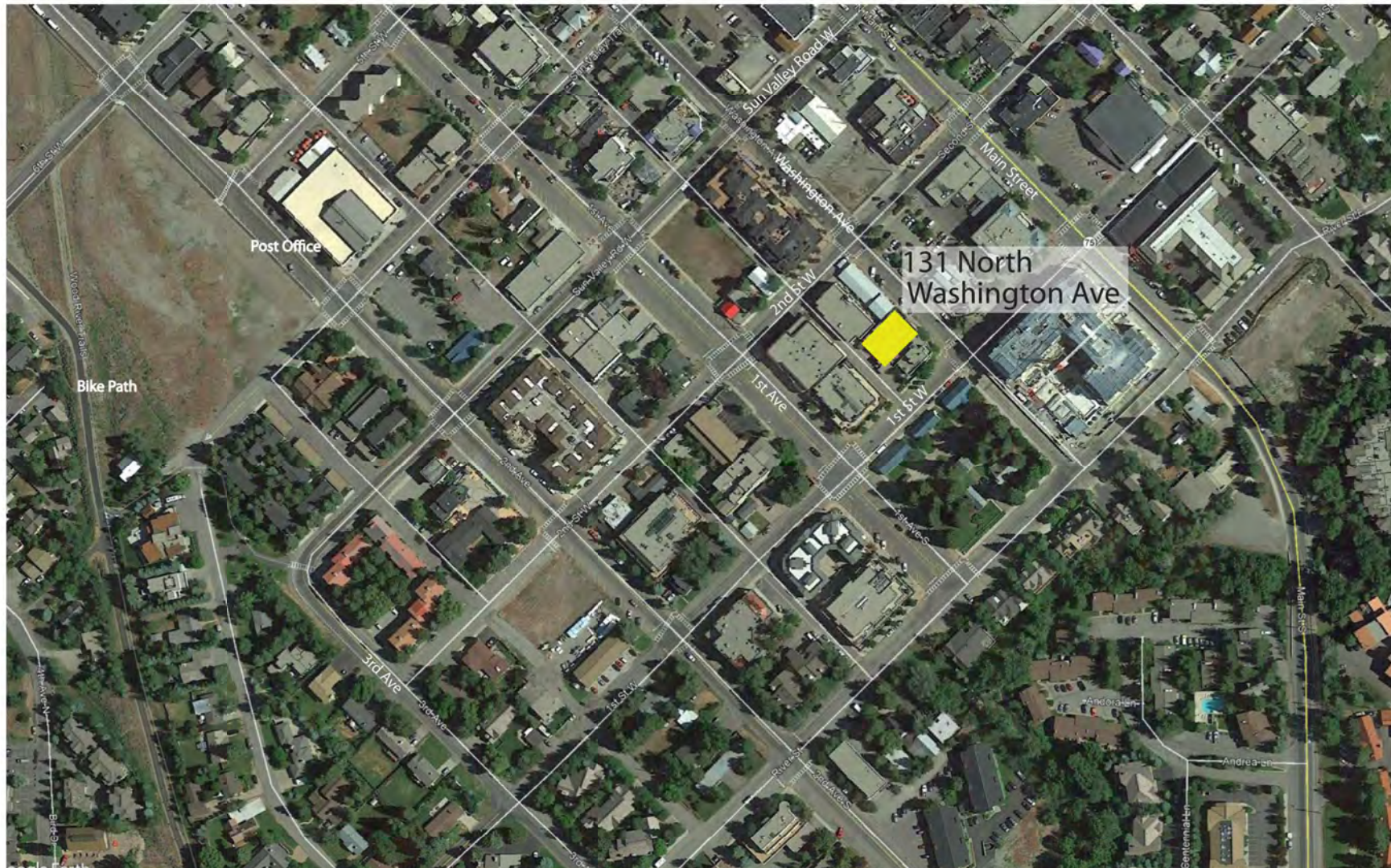
Brunelle Architects, Inc.
 Mike Brunelle
 190 Cranbrook Rd
 P.O. Box 3204
 Hailey, ID 83333
 208/589-0771
 mike@brunellearchitects.com

Structural Engineer

FROST Structural Engineering
 Markell Bateman
 1020 Lincoln Road
 Idaho Falls, ID 83401
 208/227-8404
 markell.bateman@frost-structural.com

Electrical Engineer

Musgrove Engineering
 Matt Bradley
 645 West 25th Street
 Idaho Falls, ID 83402
 208/523-2862
 mattb@musgrovepa.com

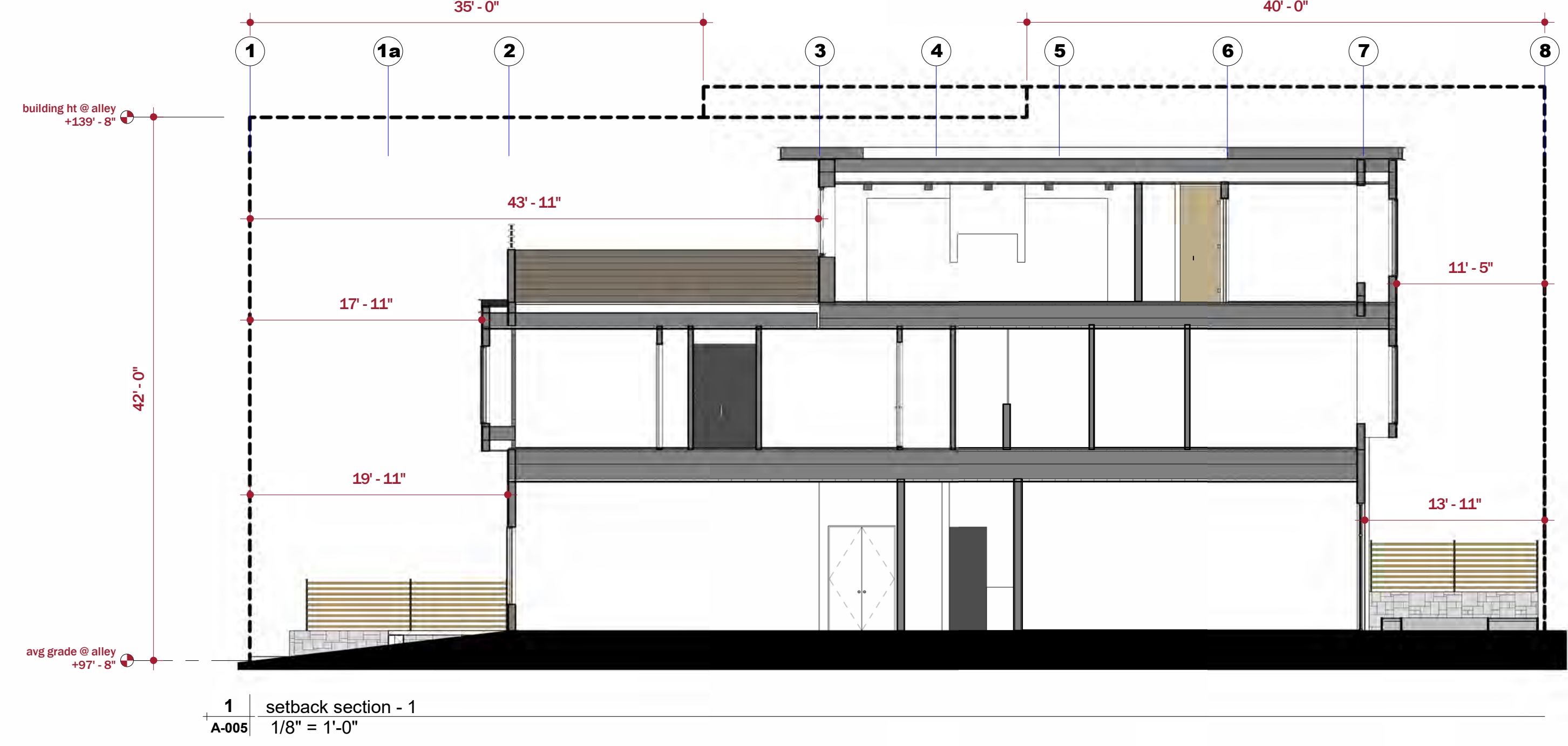


Horizontal siding and vertical corner boards added to rendering

Bohica Building
 131 N Washington Ave
 Ketchum, ID 83340

BRUNELLE ARCHITECTS, INC

MIKE BRUNELLE
 190 CRANBROOK RD
 PO BOX 3204
 HAILEY, IDAHO
 83333
 P. 208.589.0771
 MIKE@BRUNELLEARCHITECTS.COM

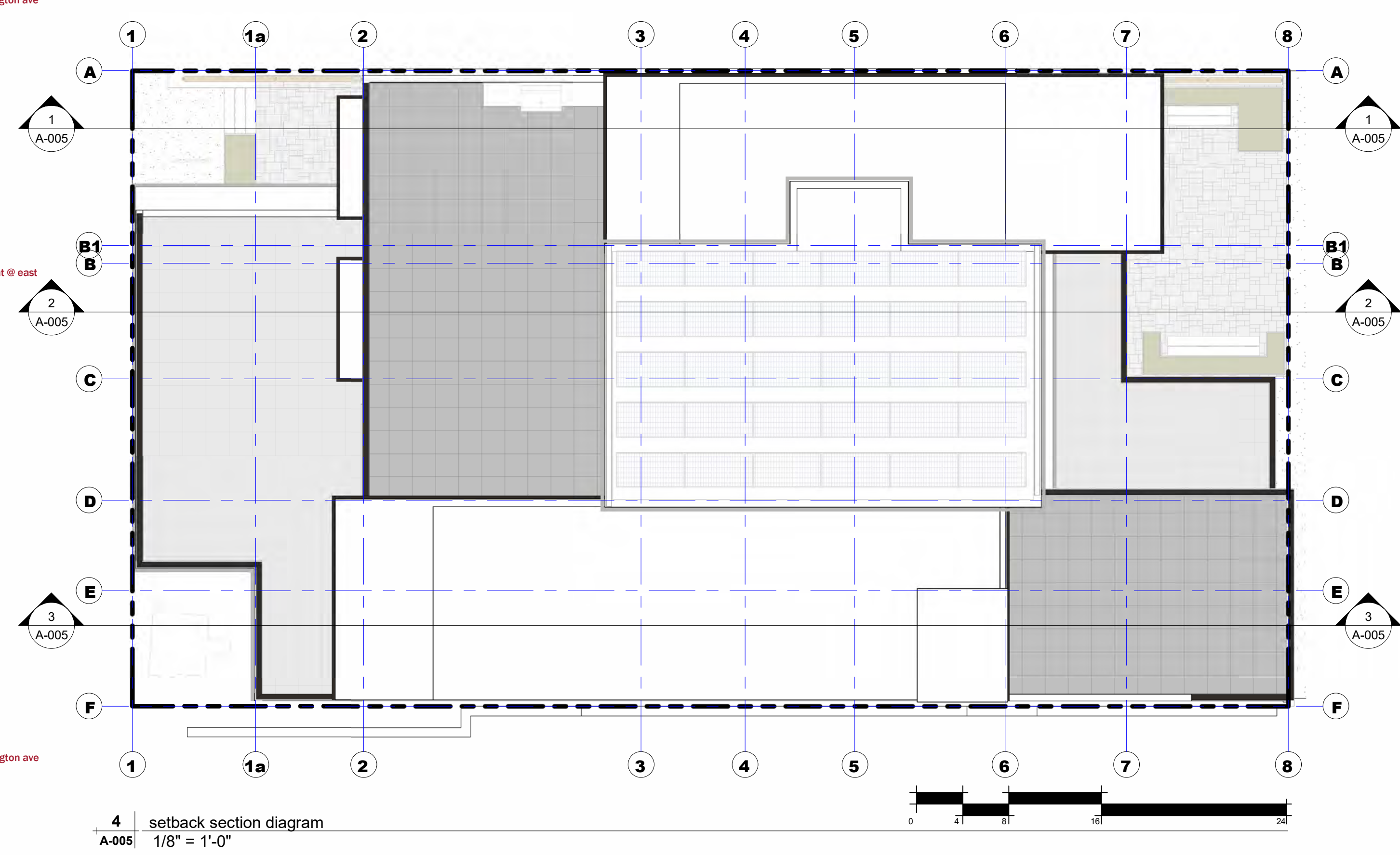
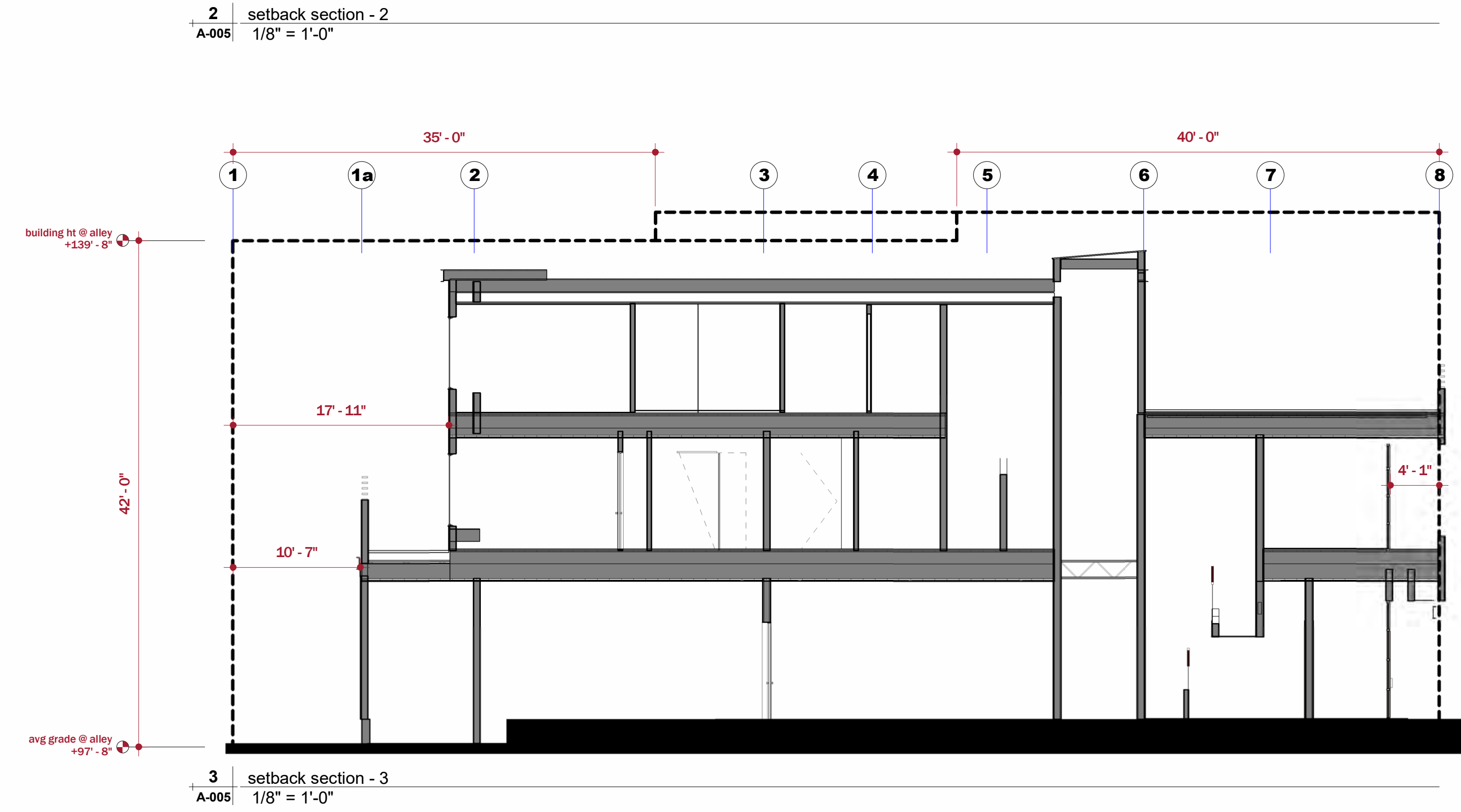
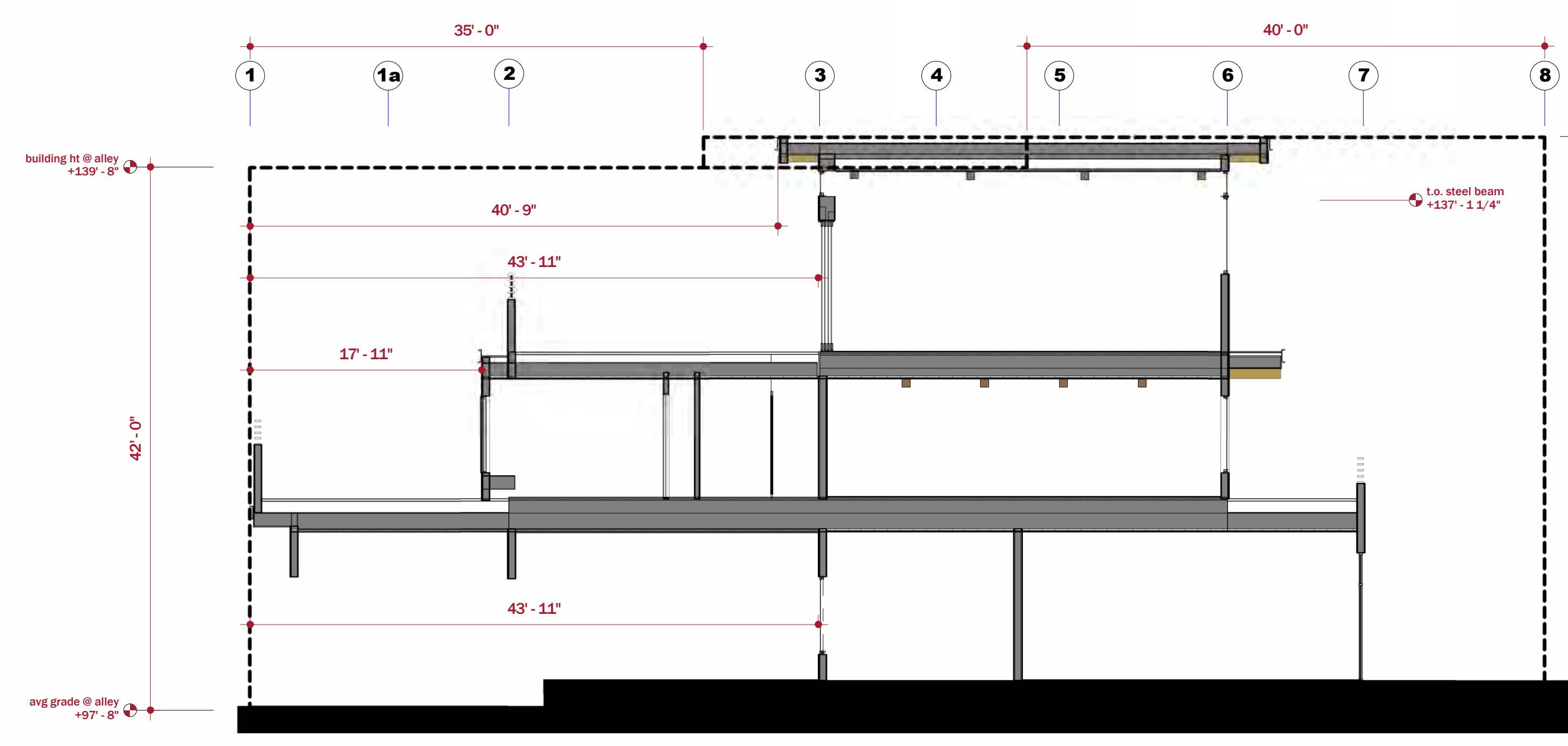
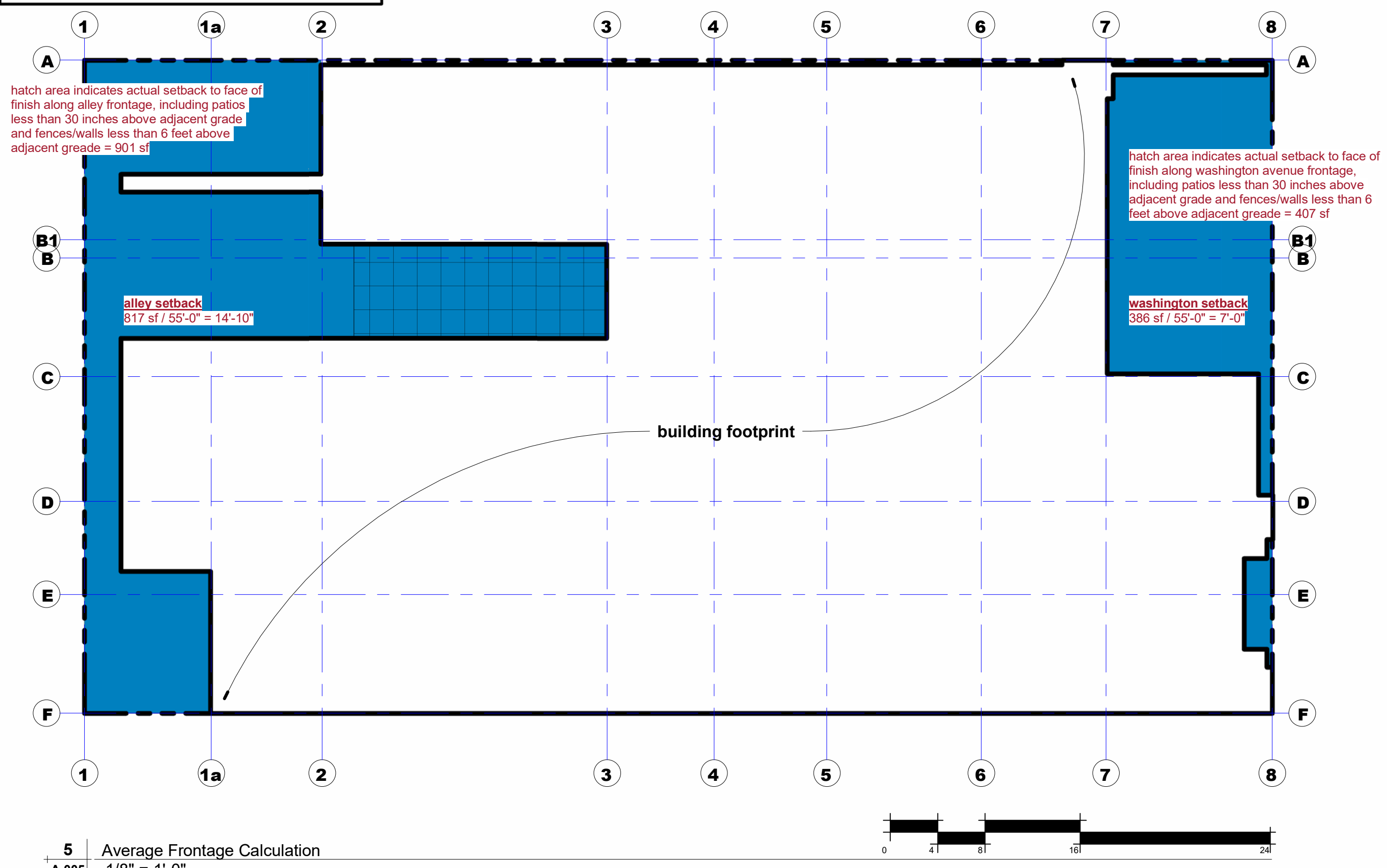


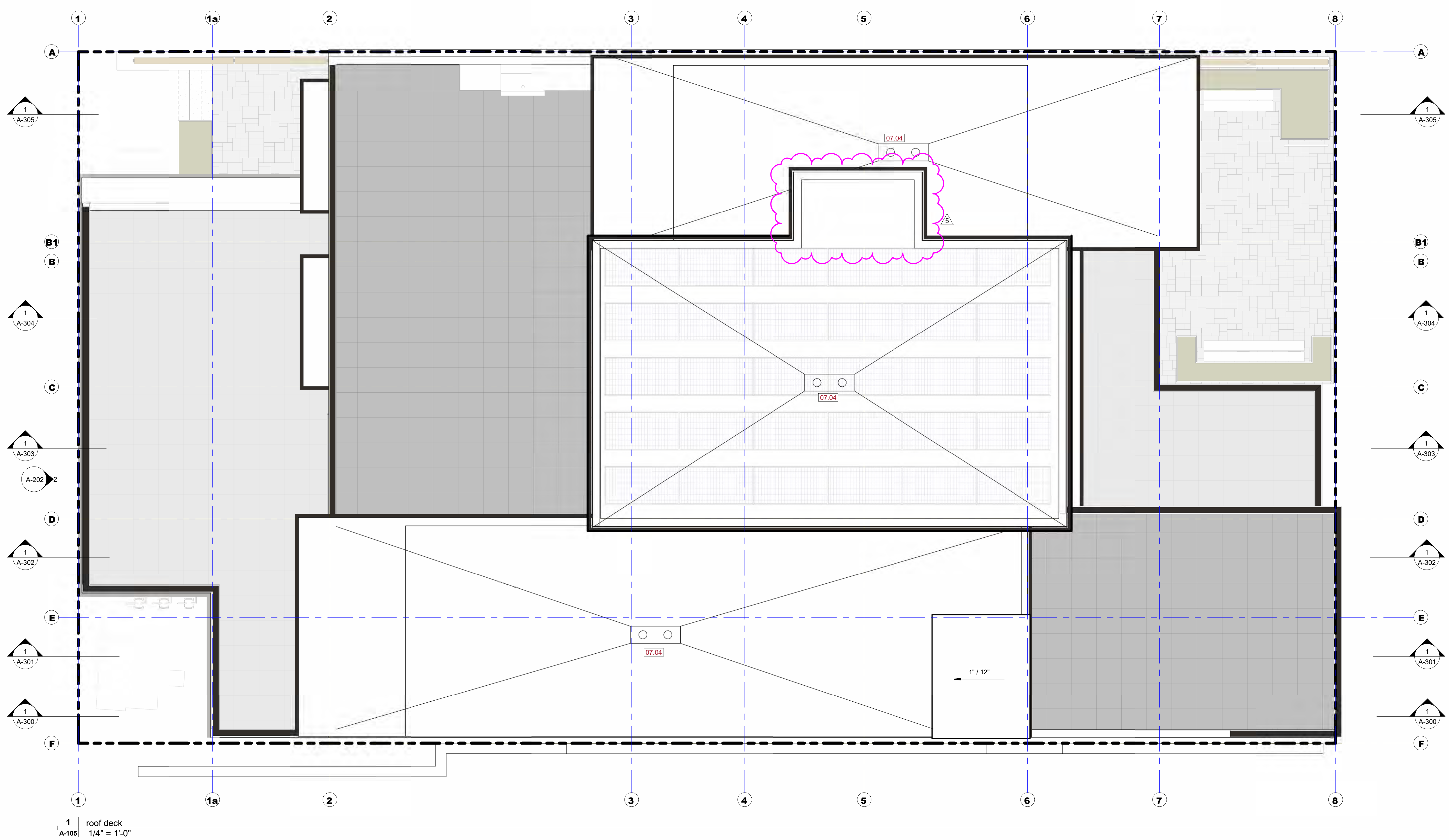
Average Grade Calculation

Grade 5836.66 ft = 100'-0"
Average grade = 5836.62 ft
Allowable building ht = 5878.62 ft

Alley (West)
Grade @ Grid 1/A = 5835.4
Grade @ Grid 1/A = 5833.0
Grade @ Grid 1/F = 11668.4 / 2 = 5834.2 ft (97'-8")

Washington Ave (East)
Grade @ Grid 8/A = 5837.0
Grade @ Grid 8/F = 5836.0
11673 / 2 = 5836.5 ft (100'-6")





1 roof deck
A-105 1/4" = 1'-0"

Division 01 — General Requirements

Division 02 — Site/Existing Conditions

02.01 Gas meter, protection as required by city code

Division 03 — Concrete

03.01 4" concrete slab per foundation plan over, 2" rigid insulation (2000 pcf, R-8 min.) over, 6 mil reinforced poly vapor barrier over, 6" crushed washed gravel over, undisturbed subsoil or engineered fill

Division 04 — Masonry

04.01 Paver, Belgard "Dublin Cobble Paver", 3 piece pattern over, 2" sand setting bed over, geotextile layer over, 4" gravel over, geotextile layer
04.02 6" stone veneer (match existing) siding over, Zip System wall sheathing over, 2x framed wall over, 6-mil. visq. vapor barrier over, interior finish. Wall insulation to be R-21.

Division 05 00 00 — Metals

05.01 24 gauge metal - bonderized, window / door / trim drip edge, flashing

Division 06 — Wood, Plastics, and Composites

06.01 3/4" x 5" horizontal, square edge lap horizontal siding over, Zip System wall sheathing over, 2x framed wall over, 6-mil. visq. vapor barrier over, interior finish. Wall insulation to be R-21.
06.02 Soffit - 1x6 T&G, square edge with 1/16" gap, stained to match existing
06.03 Wood horizontal slat wall privacy screen
06.04 Timber exposed rafter - Douglas Fir, stained to match existing
06.05 Roof fascia
06.06 Timber bench

Division 07 — Thermal and Moisture Protection

07.01 Ballasted Protected EPDM roof system, washed rock ballast over, filter fabric over, 2 layers extruded polystyrene (with drainage channels) over, 4-mil. polyethylene slip sheet over, Grace ice and water shield - bituminous waterproof membrane
07.02 Grace Ice and Water roofing underlayment
07.03 Dampproofing
07.04 Roof drain combo/overflow drain, slope 1/4"/ft min to drain
07.05 Floor drain w grease trap interceptor connection to drainage system
07.06 Roof frame cavity insulation: R-54 min. insulation combination - closed cell polyurethane foam with blown-in blanket insulation
07.09 Wall cavity insulation: R-28 min. insulation combination - closed cell polyurethane foam with blown-in blanket insulation
07.10 Spray polyurethane insulation: R10 min.
07.11 Tapered EPS roof insulation

Division 08 — Openings

08.01 Aluminum clad windows with insulating Low-E glass by Sierra Pacific, Urban Casement, color to be Silt Espresso 097
08.02 Frameless shower enclosure - tempered
08.03 Garage door
08.04 Tempered safety glass
08.05 Means of egress opening
08.06 Crawlspace access - 30" x 48"

Division 09 — Finishes

09.01 -

Division 10 — Specialties

10.01 Handrail - per IBC section 1012
10.02 Steel planters
10.03 Bike rack
10.04 Unit address plaque
10.05 Building signage

Division 11 — Equipment

11.01 -

Division 12 — Furnishings

12.01 -

Division 13 — Special Construction

13.01 Shower niche

Division 14 — Conveying Equipment

14.01 -

Division 21 — Fire Suppression

21.01 Sprinkler system per NFPA13
21.02 Standpipe Fire department connection installed per code
21.03 KnoxBox 3200, installed per code
21.04 Fire sprinkler connection alarm bell, installed per code

Division 22 — Plumbing

22.01 Locate shower valve on knee wall

Division 23 — Heating, Ventilating, and Air Conditioning (HVAC)

23.01 Direct vent exhaust for gas fireplace
23.02 Exhaust venting for kitchen range hood

Division 26 — Electrical

26.01 Electric meters
26.02 Wall sconce - dark sky compliant
26.03 Wall louvre - dark sky compliant
26.04 Electrical transformer
26.05 Electrical sector
26.06 Street Light

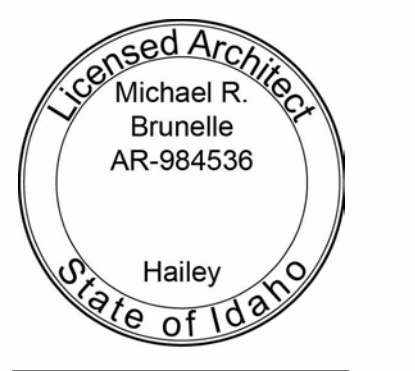


PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

Permit Set:	01/31/23
Construction Set:	xx/xx/xx
REVISION	DATE
3	8/25/23
5	10/3/23

NOTES:



renderings

SCALE: 12" = 1'-0"

A-200

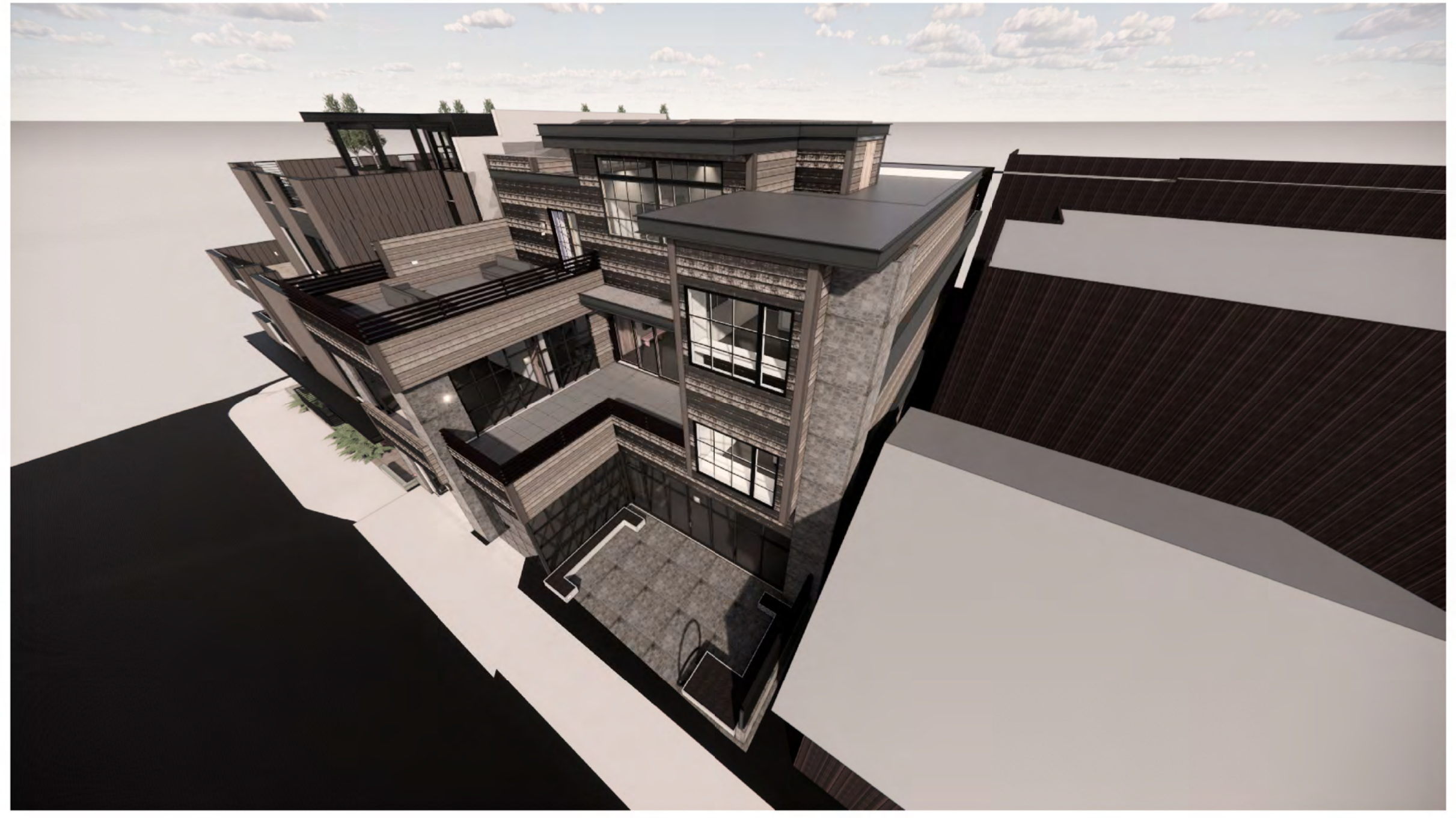
DRAWN BY: Author
Plot Date: 10/3/2023 12:31:00 PM



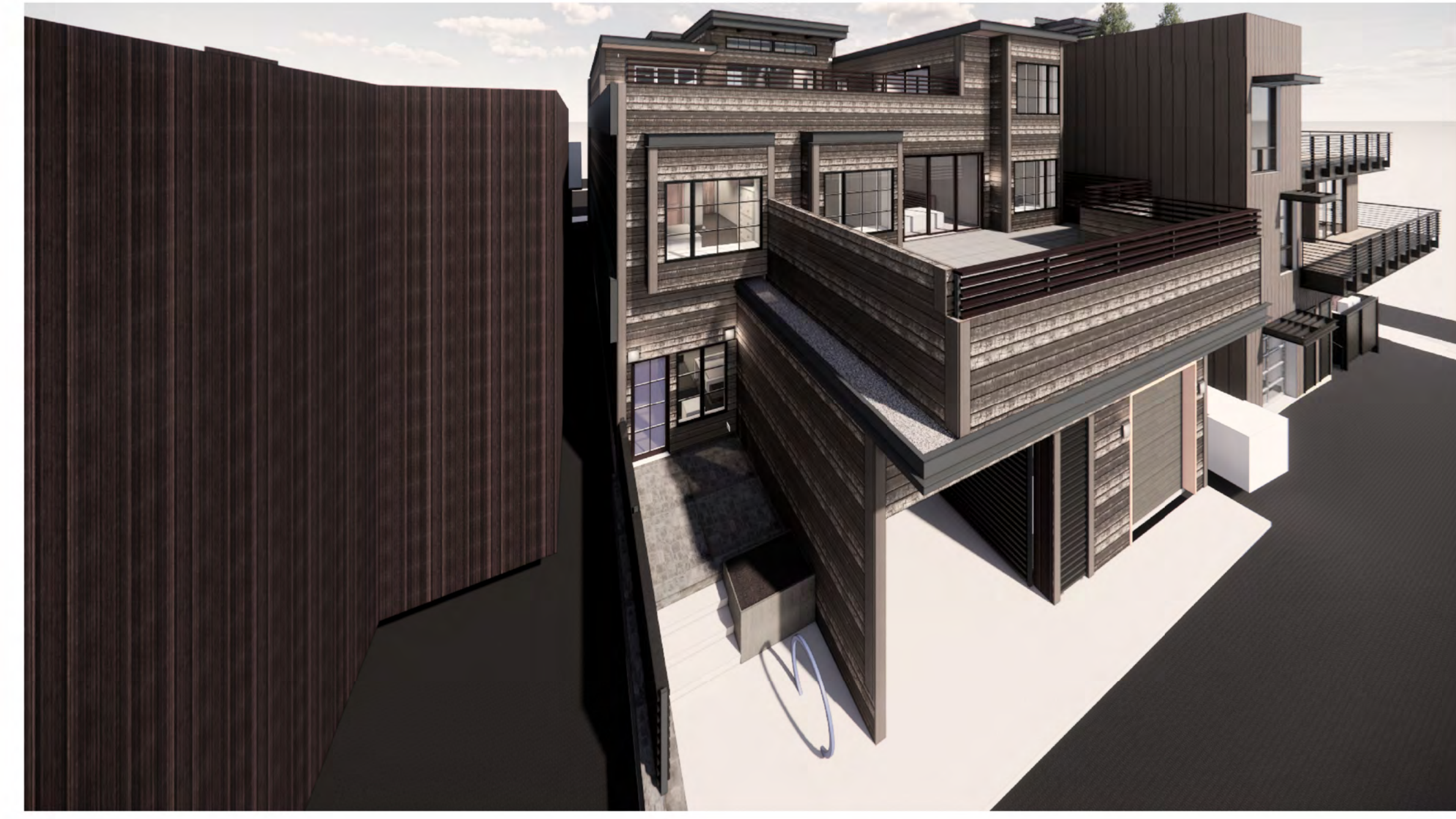
1 East Perspective
A-200 12" = 1'-0"



2 ne perspective
A-200 12" = 1'-0"



3 ne birdseye
A-200 12" = 1'-0"



4 nw birdseye
A-200 12" = 1'-0"



5 nw perspective
A-200 12" = 1'-0"

Horizontal siding and vertical corner boards added to rendering

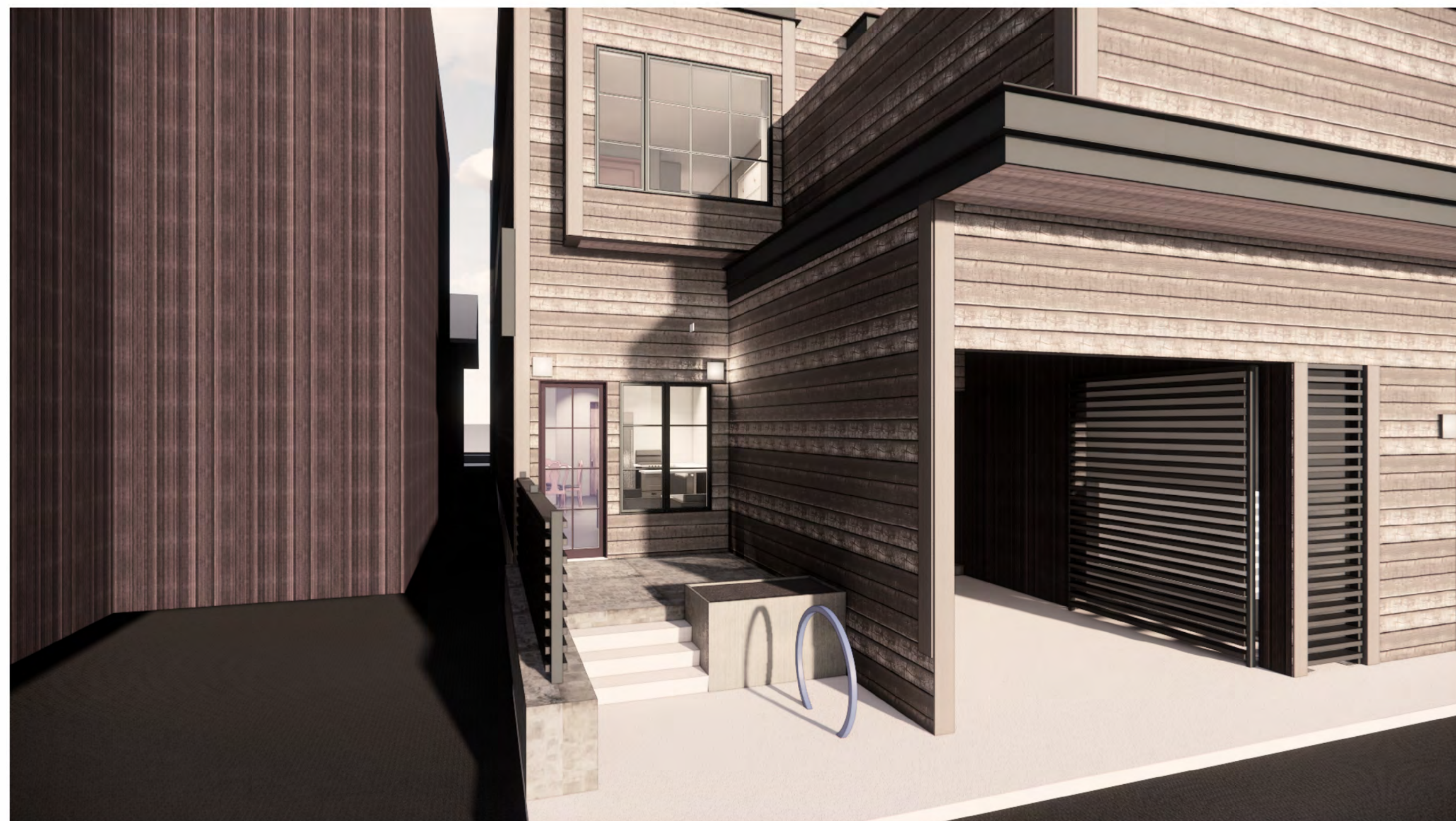
PROJECT:
Bohica Building

131 N Washington Ave
 Ketchum, ID 83340

Permit Set: 01/31/23
 Construction Set: xx/xx/xx

REVISION	DATE
3	8/25/23
5	10/3/23

NOTES:

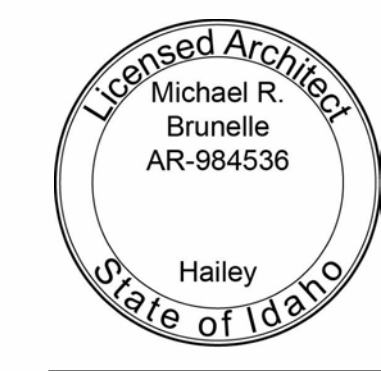


1 housing patio
 A-200a 12" = 1'-0"



3 east patio perspective
 A-200a 12" = 1'-0"

Horizontal siding and vertical corner boards added to rendering



renderings

SCALE: 12" = 1'-0"

A-200a

DRAWN BY: Author
 Plot Date: 10/3/2023 12:31:02 PM

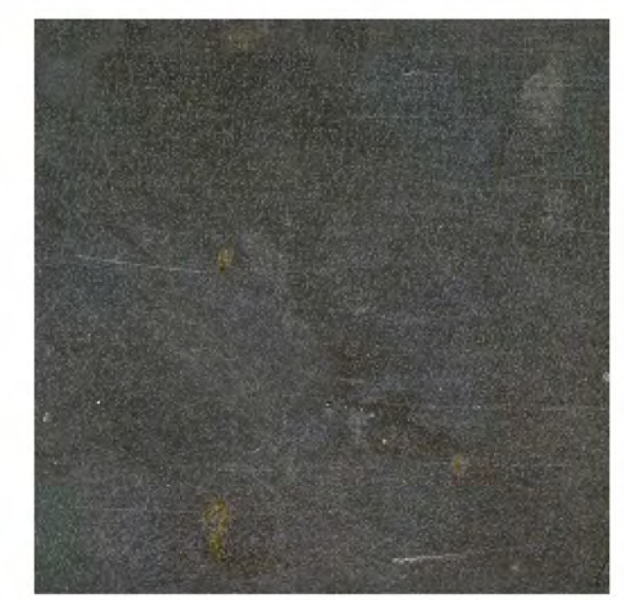
REVISION	DATE
1	6/28/22
3	8/25/23
4	9/30/23
5	10/3/23

NOTES:



1 Elevation - East
A-201 1/4" = 1'-0"

Note 1: Corner boards added to all outside wall corners



MAT 1 - Metal - unpainted, sealed steel



MAT 2 - Drystack stone veneer



MAT 3 - Corner Boards - 2x8, circle sawn, cedar, stained Hewn.com 'Aloha'



MAT 4 - Wood siding, 1x6 Horizontal shiplap, color to be Hewn.com Aloha



MAT 5 - Roofing - stone ballasted



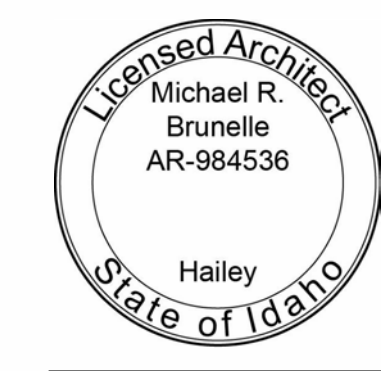
MAT 6 - Wood railing with steel posts, Kebony



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Metal pt steel fascia material



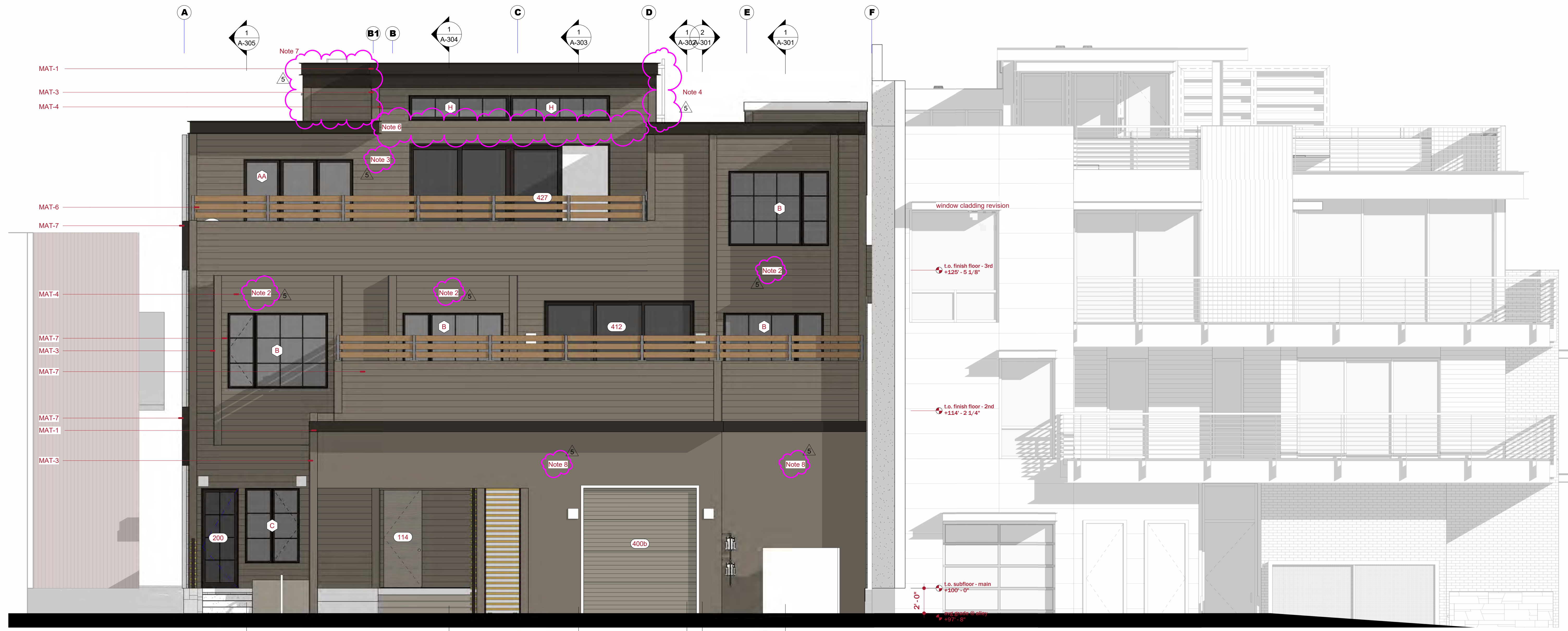
elevations

SCALE: 1/4" = 1'-0"

A-201

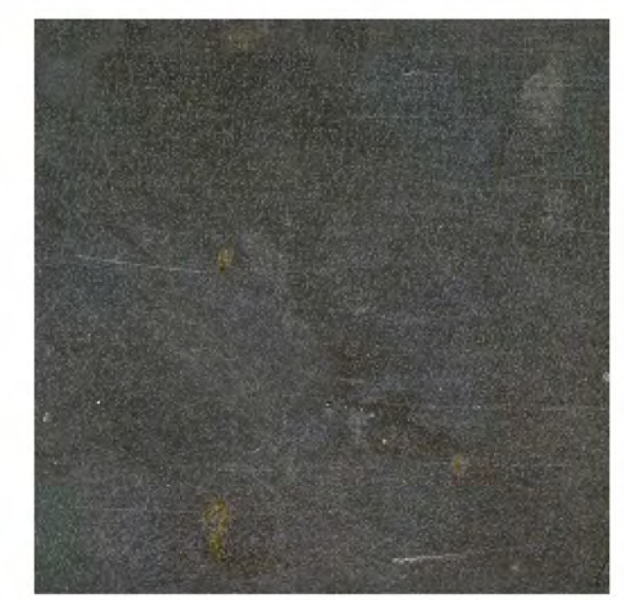
DRAWN BY: Author
Plot Date: 5/8/2024 3:24:42 PM

REVISION	DATE
1	6/28/22
3	8/25/23
4	9/30/23
5	10/3/23



Note 1
NOTE: Corner boards added to all outside wall corners

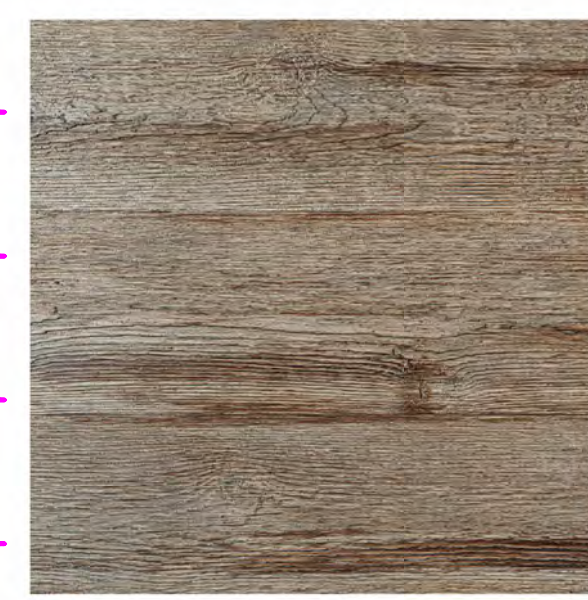
2 | Elevation - West
A-202 | 1/4" = 1'-0"



MAT 1 - Metal - unpainted, sealed steel



MAT 2 - Drystack stone veneer



MAT 3 - Corner Boards - 2x8, circle sawn, cedar, stained Hewn.com 'Aloha'



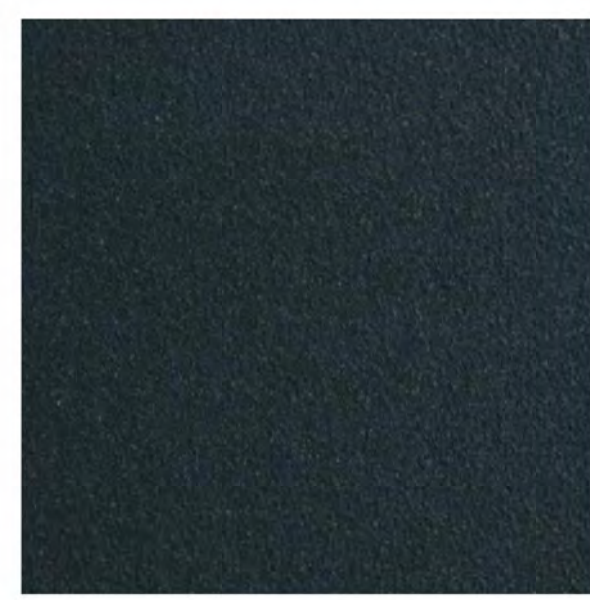
MAT 4 - Wood siding, 1x6 Horizontal shiplap, color to be Hewn.com Aloha



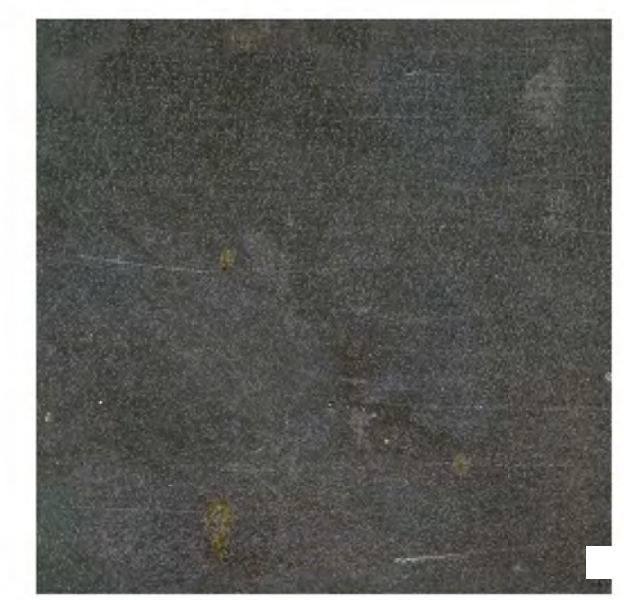
MAT 5 - Roofing - stone ballast



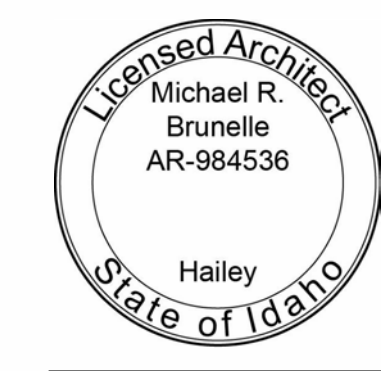
MAT 6 - Wood railing with steel posts, Kebony



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Metal pt steel fascia material



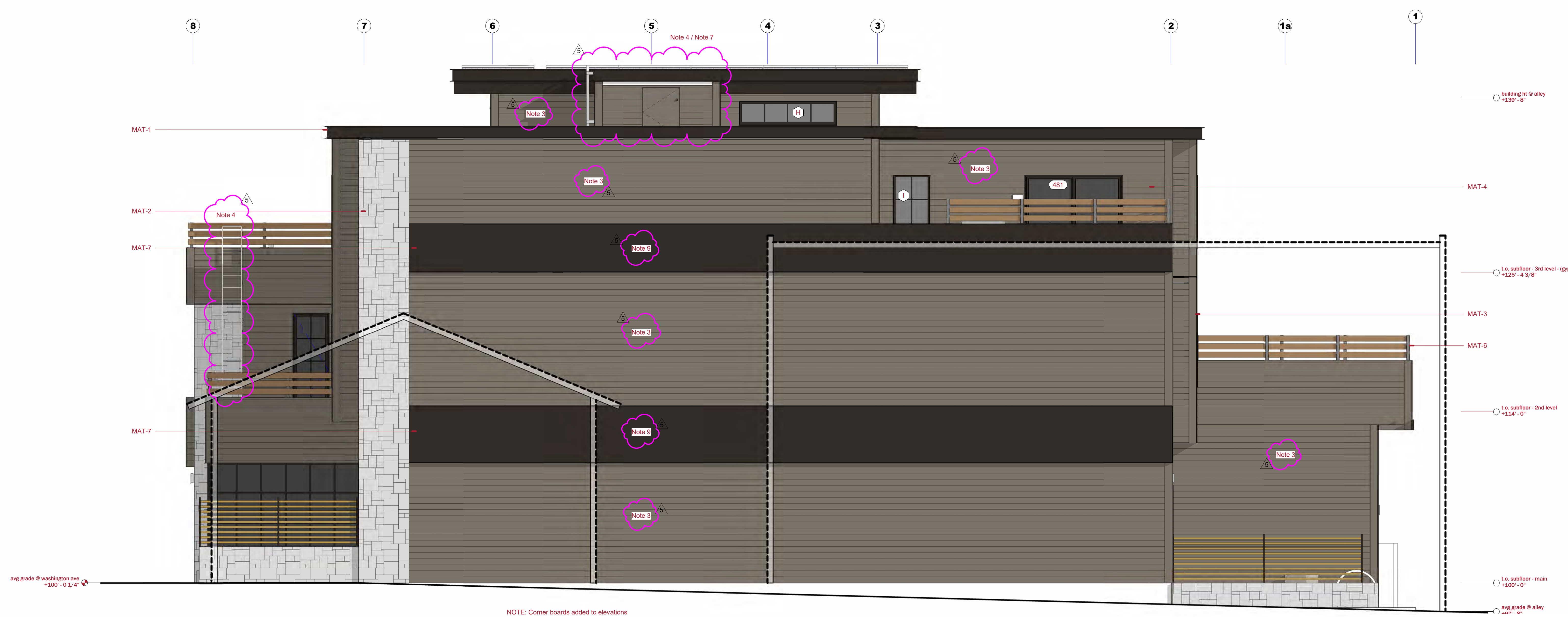
PROJECT:
Bohica Building

131 N Washington Ave
Ketchum, ID 83340

Permit Set: 01/31/23
Construction Set: xx/xx/xx

REVISION	DATE
1	6/28/22
3	8/25/23
4	9/30/23
5	10/3/23

NOTES:



1 Elevation - North
A-203 1/4" = 1'-0"

NOTE: Corner boards added to elevations

Horizontal siding and vertical corner boards added to rendering



MAT 1 - Metal - unpainted, sealed steel



MAT 2 - Drystack stone veneer

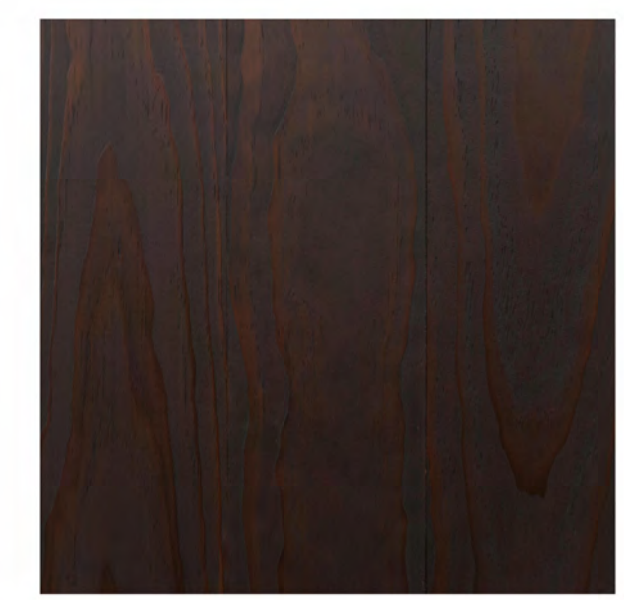


MAT 3 - Corner Boards - 2x8, circle sawn, cedar, stained Hewn.com 'Aloha'

MAT 4 - Wood siding, 1x6 Horizontal shiplap, color to be Hewn.com Aloha



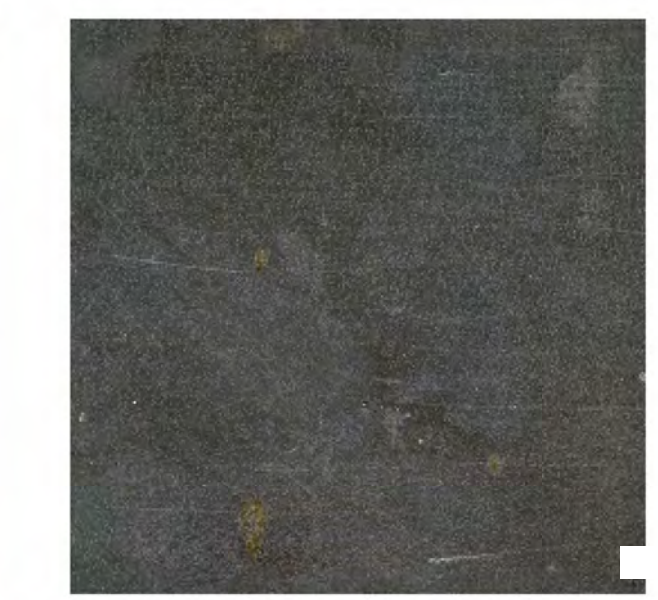
MAT 5 - Roofing - stone ballasted



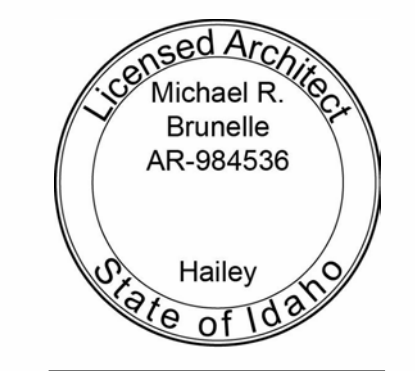
MAT 6 - Wood railing with steel posts, Kebony



MAT 7 - Metal cladding, match existing (windows and doors), Handrail posts



MAT 8 - Metal pt steel fascia material



elevations

SCALE: 1/4" = 1'-0"

A-203

DRAWN BY: Author
Plot Date: 5/6/2024 3:28:28 PM

SHEARWALL TYPE SCHEDULE			
NOTES:			
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.			
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.			
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.			
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.			
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL UNLESS NOTED OTHERWISE (U.N.O.). LAP-SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.). (2) 16d NAILS TOTAL.			
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.			
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.			
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.
6	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.
7	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.
8	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 2" O.C.	8d COMMON AT 12" O.C.
BOTTOM PLATE ATTACHMENT			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 36" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 48" O.C.			
WOOD: 16d STAGGERED AT 4" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 24" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 32" O.C.			
WOOD: 16d STAGGERED AT 4" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 18" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 26" O.C.			
WOOD: 16d STAGGERED AT 3" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 8" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 14" O.C.			
WOOD: SDS1/4"x4-1/2" AT 8" O.C.			
STAGGER AT ADJOINING PANEL EDGES.			

HOLDOWN SCHEDULE			
MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN
A	SIMPSON HDU5	(2) 2x STUDS	N/A
B	SIMPSON HT4	(2) 2x STUDS	N/A
C	SIMPSON HT5	(2) 2x STUDS	N/A

POST (P) SCHEDULE			
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P5	5 1/4x11 7/8 LVL	LVL	SEE TYPICAL DETAIL
P6	5 1/4x11 7/8 LVL	LVL	SEE TYPICAL DETAIL

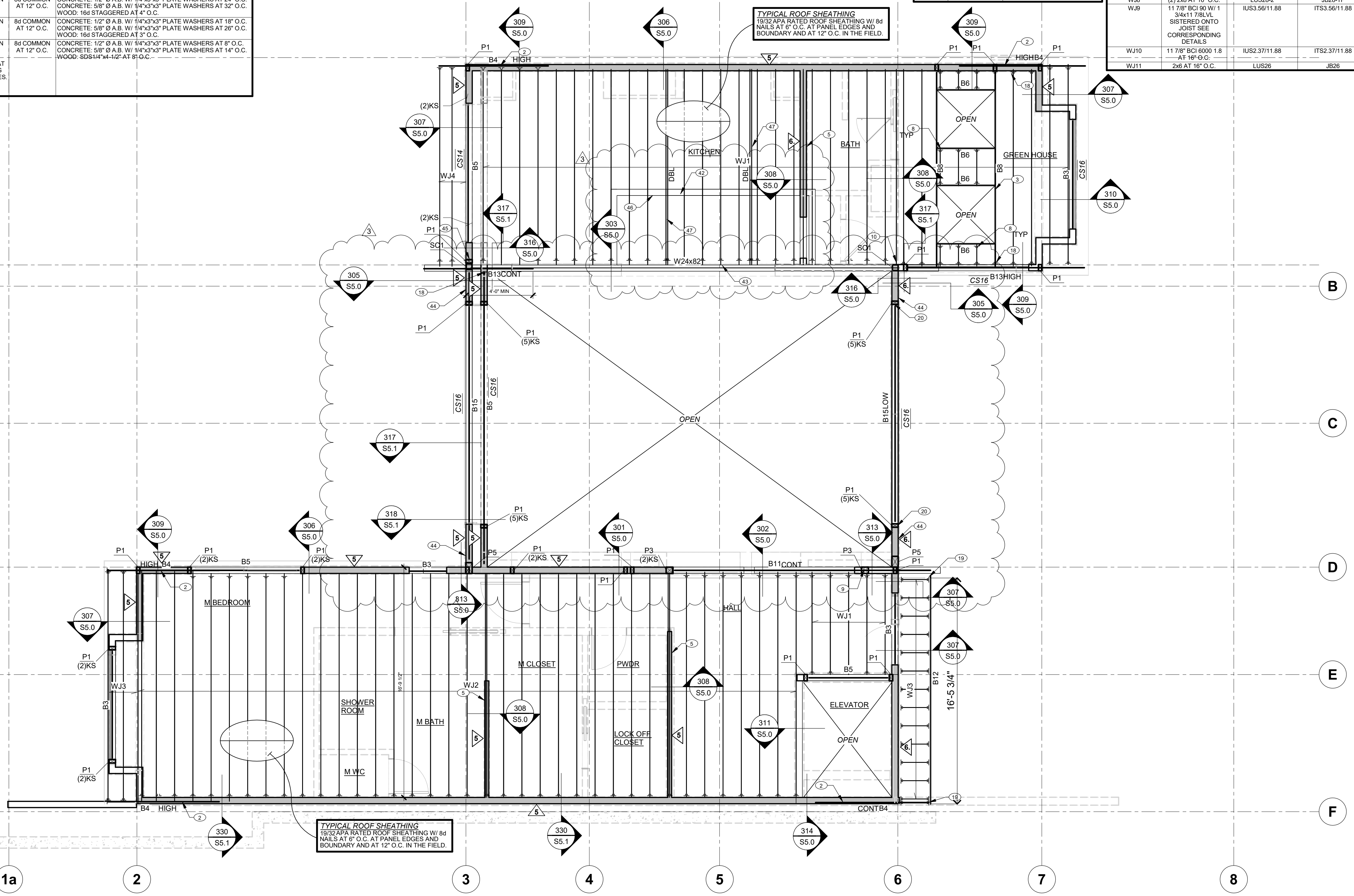
WOOD JOIST (WJ) SCHEDULE			
MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	11 7/8" BCI 60 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ2	11 7/8" BCI 90 AT 16" O.C. (WEB STIFFENERS AT BEARING)	IUS2.37/11.88	ITS2.37/11.88
WJ3	9 1/2" BCI 5000 1.7 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ4	(2) 1-3/4x8-1/2 LVL AT 16" O.C.	IUS2.06/11.88	ITS3.56/11.88
WJ5	11 7/8" BCI 5000 1.7 AT 16" O.C.	IUS2.06/11.88	ITS3.56/11.88
WJ6	11 7/8" BCI 90 AT 12" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ7	14" BCI 90 AT 12" O.C. (WEB STIFFENERS AT BEARING)	MIU3.56/14	MIT414
WJ8	(2) 2x6 AT 16" O.C.	LUS26-2	JB26-TF
WJ9	11 7/8" BCI 90 W/ 1 3/4x11 7/8 LVL SISTERED ONTO JOIST SEE CORRESPONDING DETAILS	IUS3.56/11.88	ITS3.56/11.88
WJ10	11 7/8" BCI 6000 1.8 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ11	2x6 AT 16" O.C.	LUS26	JB26

STEEL COLUMN (SC) SCHEDULE		
MARK	SIZE	BASE CONNECTION
ESC1	HSS4X4X1/4	SEE CORRESPONDING DETAILS
ESC2	HSS5X5X1/4	SEE CORRESPONDING DETAILS
ESC3	HSS5X5X1/2	SEE CORRESPONDING DETAILS
ESC4	HSS6X6X3/8	SEE CORRESPONDING DETAILS
SC1	HSS6X6X3/8	SEE CORRESPONDING DETAILS
SC2	HSS5X5X3/8	1/2"x4"x1/4" W/ (2) 5/8" DIA 1/2" LONG SDS SCREWS

- ### ROOF FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
 - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
 - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
 - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
 - AS SHOWN ON PLAN INDICATES A SHEARWALL. HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
 - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MSTC40 STRAP AT DISCONTINUITY.
 - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNO. WHERE ROOF TRUSSES OR JOISTS SPANS EXCEED 20'-0" ALIGN ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
 - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS: U.N.O. OPENINGS 6'-0" OR LESS, (1) TS & (1) KS. OPENINGS 6'-1" TO 9'-0", (1) TS & (2) KS. 9'-1" TO 12'-0", (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
 - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
 - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
 - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
 - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
 - TIE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2.5A OR (1) H1 CLIP, AND EACH GIRDER TRUSS WITH (2) H2.5A CLIPS, UNO.
 - "D" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
 - TIE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2.6A CLIP, UNO.
 - PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH, U.N.O.
 - CS16, CS18, ETC. - AS SHOWN AT WALL OPENINGS, PROVIDE STRAPPING PER "TYPICAL STRAP AT OPENING" DETAIL.
 - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
 - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
 - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS, UNO.
 - FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
 - INDICATES HVAC EQUIPMENT ON ROOF OR IN ATTIC SPACE. SEE TYPICAL DETAILS FOR FRAMING INFORMATION.
 - VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL DRAWINGS.

- ### KEYNOTES
- HUJST 25/10 HANGER
 - SKYLIGHTS. SEE ARCHITECTURAL PLANS
 - ALIGN ADDITIONAL JOIST W/ SHEAR WALL
 - HU11 HANGER
 - POCKET BEAM INTO TRUSS AND PROVIDE P1 POST AT EACH END OF BEAM. SEE DETAIL FOR ADDITIONAL INFORMATION
 - ALIGN JOIST W/ GRIDLINE 6 AND ATTACH PER DETAIL 316(S5.0)
 - HU10 HANGER
 - INVERTED HUC412 HANGER
 - ATTACH BEAM TO KING STUD W/ HGA10 CLIP AT TOP AND BOTTOM OF BEAM. ALIGN BEAM W/ SHEARWALL ABOVE
 - INSTALL WEBSTIFFENERS BELOW WALL ABOVE
 - INSTALL WEBSTIFFENERS AT JOISTS THAT CARRY BEARING WALL ABOVE
 - FRAME WALL W/ 1 3/4x5 1/2 LVL AT 12" O.C.
 - SOLID BLOCK BELOW WOOD BEAM TO WOOD POST BELOW
 - INSTALL 6x6 MECHANICAL CURB THAT WOOD STUD TIE BEARS ON ABOVE
 - ALIGN DOUBLE JOIST W/ POST ABOVE

BEAM (B) SCHEDULE	
MARK	SIZE
B1	(3) 2x6 or 6x6 or (3) 1-3/4x5-1/2 LVL or 5-1/4x5-1/2 LVL
B2	(3) 2x6 or 6x6 or (3) 1-3x5-1/2 LVL or 5-1/4x5-1/2 LVL
B3	(3) 2x10 or 6x10 or (3) 1-3/4x7-1/4 LVL or 5-1/4x7-1/4 LVL
B4	(3) 1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
B5	(3) 1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
B6	(1) 1-3/4x11-7/8 LVL
B7	(2) 1-3/4x11-7/8 or 3-1/2x11-7/8 LVL
B8	(3) 1-3/4x11-7/8 LVL or 5-1/4x11-7/8 LVL
B9	(3) 1-3/4x14 LVL OR 5-1/4x14 LVL
B10	(3) 1-3/4x18 LVL
B11	5-18x21 GLB
B12	(2) 1-3/4x9-1/2 LVL ATTACHED TO C12x30 SEE DETAIL
B13	5-14x9 1/2 LVL
B14	5-14x11 7/8 LVL
B15	5-14x14 LVL
B16	7x11 7/8 LVL
B17	(4) 1-3/4x11-7/8 LVL
B18	(4) 1-3/4x18 LVL (SEE DETAIL)
B19	(4) 1-3/4x14 LVL OR 7x14 LVL
EB1	(3) 2x6 or 6x6 or (3) 1-3/4x5-1/2 LVL
EB2	(3) 2x6 or 6x6 or (3) 1-3x5-1/2 LVL
EB3	(3) 2x10 or 6x10 or (3) 1-3/4x7-1/4 LVL
EB4	(3) 1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
EB5	(3) 1-3/4x11-7/8 or 5-1/4x11-7/8 LVL
EB6	(3) 1-3/4x11-7/8 or 5-1/4x11-7/8 LVL
EB7	(3) 1-3/4x14 or 5-1/4x14 LVL
EB8	(3) 1-3/4x16 or 5-1/4x16 LVL
EB9	(3) 1-3/4x18 LVL or 5-1/4x18 LVL
EB10	5-18x21 GLB
EB11	5-18x28-1/2 GLB
EB12	(2) 1-3/4x18 LVL



REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

This drawing is the property of FROST Structural Engineering, Inc. It is to be used for the project and site specifically identified on the drawing. It is not to be used for any other project without the written consent of FROST Structural Engineering, Inc. All dimensions and quantities are as shown on this drawing. No field changes are allowed without the written consent of FROST Structural Engineering, Inc.

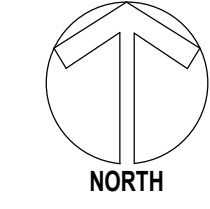
BOHICA
131 N Washington Ave
Ketchum, ID 83340

STRUCTURAL ENGINEERS SEAL:
PROFESSIONAL ENGINEER
REGISTERED
11697
STATE OF IDAHO
MARNELL BRADY
8/29/23

ROOF FRAMING PLAN
JOB NO.: F71-252
PROJECT MANAGER: AMR/OF
CAD OPERATOR: AMR/OF
FROST Structural Engineering
1020 E. Lincoln Road
Idaho Falls, ID 83401
info@frost-structural.com
phone: 208.227.8404
fax: 208.227.8405

DATE: _____ CURRENT REV. /
S2.4

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



SHEARWALL TYPE SCHEDULE			
NOTES:			
1. SHEARWALL TYPES LISTED BELOW ARE NOT JOB SPECIFIC. SOME TYPES MAY NOT BE USED ON THE PLANS.			
2. FRAMING MEMBER SUPPORTING MATERIAL SHALL BE SPACED AT 16" ON CENTER (O.C.) MAXIMUM.			
3. ANCHOR BOLTS TO FOUNDATION SHALL BE 10" LONG AND SHALL BE EMBED 7" INTO CONCRETE. EXPANSION BOLTS OR SHOT PINS MAY BE USED AT INTERIOR WALLS (AWAY FROM EDGE OF SLAB OR SLAB STEP-DOWN) PER SUPPLEMENTAL INSTRUCTIONS.			
4. A MINIMUM OF (2) ANCHOR BOLTS SHALL BE USED ON EACH BASE PLATE PIECE. PROVIDE (1) ANCHOR BOLT MINIMUM WITHIN 9" OF EACH END PIECE.			
5. PROVIDE CONTINUOUS DOUBLE 2x TOP PLATE AT ALL SHEARWALLS AND EXTERIOR WALL. UNLESS NOTED OTHERWISE (U.N.O.), LAP SPLICE TOP PLATE A MINIMUM 4'-0" WITH 16d NAILS STAGGERED AT 2" ON CENTER (O.C.), (24) 16d NAILS TOTAL.			
6. PROVIDE FULL HEIGHT DOUBLE STUDS AT ENDS OF SHEARWALLS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.			
7. BLOCK ALL PANEL EDGES. EDGE NAIL SHEATHING AT BLOCKED EDGES.			
MARK	SHEATHING MATERIAL	EDGE NAILING	FIELD NAILING
5	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 6" O.C.	8d COMMON AT 12" O.C.
6	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 4" O.C.	8d COMMON AT 12" O.C.
7	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 3" O.C.	8d COMMON AT 12" O.C.
8	7/16" APA RATED SHEATHING (BLOCKED) ONE SIDE OF WALL	8d COMMON AT 2" O.C.	8d COMMON AT 12" O.C.
BOTTOM PLATE ATTACHMENT			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 36" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 48" O.C.			
WOOD: 16d STAGGERED AT 6" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 24" O.C.			
WOOD: 16d STAGGERED AT 4" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 18" O.C.			
WOOD: 16d STAGGERED AT 3" O.C.			
CONCRETE: 1/2" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 8" O.C.			
WOOD: SD6114" x4-1/2" AT 8" O.C.			
CONCRETE: 5/8" Ø A.B. W/ 1/4"x3"x3" PLATE WASHERS AT 14" O.C.			
WOOD: SD6114" x4-1/2" AT 8" O.C.			
(2) 2x OR 3x STUDS/BLOCKING AT ADJOINING PANEL EDGES.			
STAGGER AT ADJOINING PANEL EDGES.			

WOOD JOIST (WJ) SCHEDULE			
MARK	JOIST	FACE MOUNT HANGER	TOP FLANGE HANGER
WJ1	11 7/8" BCI 60 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ2	11 7/8" BCI 90 AT 16" O.C. (WEB STIFFENERS AT BEARING)	IUS2.37/11.88	ITS2.37/11.88
WJ3	9 1/2" BCI 5000 1.7 AT 16" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ4	(2)1-3/4x9-1/2 LVL AT 16" O.C.		
WJ5	11 7/8" BCI 5000 1.7 AT 16" O.C.	IUS2.06/11.88	ITS3.56/11.88
WJ6	11 7/8" BCI 90 AT 12" O.C.	IUS3.56/11.88	ITS3.56/11.88
WJ7	14" BCI 90 AT 12" O.C. (WEB STIFFENERS AT BEARING)	MIU3.56/14	MIT414
WJ8	(2) 2x6 AT 16" O.C.	LUS28-2	JB28-TF
WJ9	11 7/8" BCI 90 W/ 1 3/4x11 7/8 LVL SISTERS ON TO JOIST SEE CORRESPONDING DETAILS	IUS3.56/11.88	ITS3.56/11.88
WJ10	11 7/8" BCI 6000 1.8 AT 16" O.C.	IUS2.37/11.88	ITS2.37/11.88
WJ11	2x6 AT 16" O.C.	LUS26	JB26

HOLDOWN SCHEDULE			
MARK	HOLDOWN	SHEARWALL END POST UNO ON PLAN	ALTERNATE HOLDOWN
A	SIMPSON HDJ5	(2) 2x STUDS	N/A
B	SIMPSON HTT4	(2) 2x STUDS	N/A
C	SIMPSON HTT5	(2) 2x STUDS	N/A

POST (P) SCHEDULE			
MARK	SIZE	SPECIES AND GRADE	CONNECTION
P1	(2) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P2	(3) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P3	(4) 2x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P4	6x6	DOUG FIR NO. 2	SEE TYPICAL DETAIL
P5	5 1/4x9 1/2 LVL	LVL	SEE TYPICAL DETAIL
P6	5 1/4x11 7/8 LVL	LVL	SEE TYPICAL DETAIL

STEEL COLUMN (SC) SCHEDULE		
MARK	SIZE	BASE CONNECTION
ESC1	HSS4X4X1/4	SEE CORRESPONDING DETAILS
ESC2	HSS5X5X1/4	SEE CORRESPONDING DETAILS
ESC4	HSS5X5X1/2	SEE CORRESPONDING DETAILS
SC1	HSS6X6X3/8	SEE CORRESPONDING DETAILS
SC2	HSS5X5X3/8	1/2" Ø 8"x1" W/ (2) 5/8" DIA 12" LONG SDS SCREWS

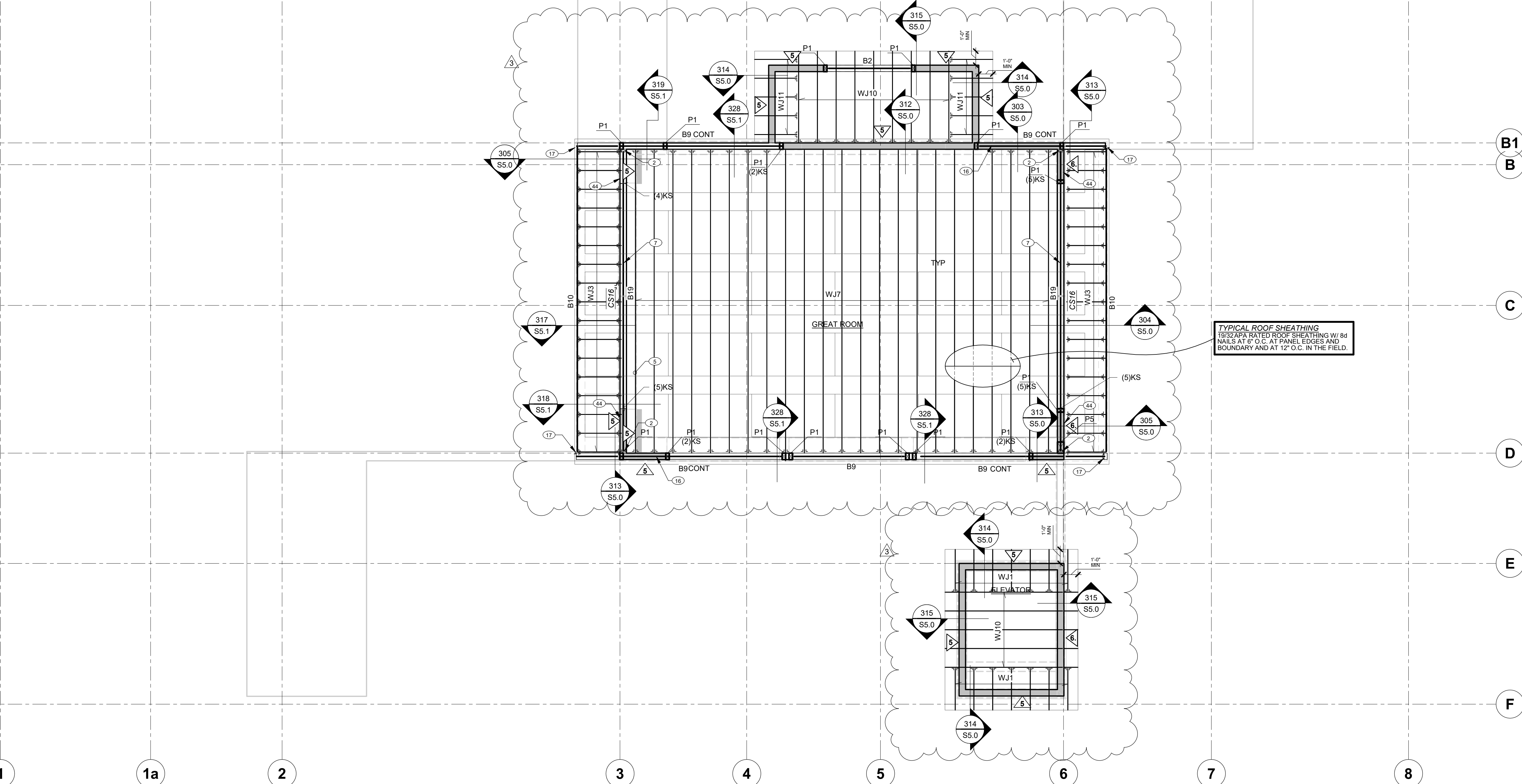
- ### ROOF FRAMING PLAN NOTES
- VERIFY ALL DIMENSIONS WITH ALL ARCHITECTURAL DRAWINGS.
 - ALL SCHEDULED MARK DESIGNATIONS MAY NOT NECESSARILY BE FOUND ON THIS PLAN. SCHEDULES ARE TYPICAL TO THIS PROJECT.
 - WALLS WITH SOLID LINES DESIGNATED STRUCTURAL (BEARING) WALLS.
 - WALLS WITH DASHED LINES DESIGNATE NON-STRUCTURAL (NON-BEARING) WALLS.
 - AS SHOWN ON PLAN INDICATES A SHEARWALL. HATCHING IN WALL DESIGNATES SHEARWALL LENGTH.
 - IF DOUBLE TOP PLATE IS NOTCHED, STEPPED OR BROKEN, PROVIDE A SIMPSON MSTC40 STRAP AT DISCONTINUITY.
 - TYPICAL BEARING WALL FRAMING SHALL BE 2x6 STUDS AT 16" O.C. UNO. WHERE ROOF TRUSSES OR JOISTS SPANS EXCEED 20'-0" ALIGN ADDITIONAL STUD BELOW ROOF FRAMING MEMBER.
 - PROVIDE TRIMMER STUDS (TS) AND KING STUDS (KS) AT OPENINGS AS FOLLOWS, U.N.O.: OPENINGS 6'-0" OR LESS, (1) TS & (1) KS. OPENINGS 6'-1" TO 9'-0", (1) TS & (2) KS. 9'-1" TO 12'-0", (2) TS & (3) KS. FOR ATTACHMENT, SEE "TYPICAL HEADER CONNECTION" DETAIL.
 - B1, B2, ETC. - AS SHOWN ON PLAN INDICATES A BEAM OR HEADER. SEE BEAM SCHEDULE FOR ADDITIONAL INFORMATION.
 - WJ1, WJ2, ETC. - AS SHOWN ON PLAN INDICATES A WOOD JOIST. SEE WOOD JOIST SCHEDULE FOR ADDITIONAL INFORMATION.
 - P1, P2, ETC. AS SHOWN ON PLAN INDICATES A WOOD POST. SEE POST SCHEDULE FOR MORE INFORMATION.
 - SC1, SC2, ETC. - AS SHOWN ON PLAN INDICATES A STEEL COLUMN. SEE STEEL COLUMN SCHEDULE FOR ADDITIONAL INFORMATION. COLUMNS START AT THE LEVEL THEY ARE CALLED OUT ON.
 - TIE EACH ROOF TRUSS AT BEARING LOCATIONS WITH (1) H2.5A OR (1) H1 CLIP, AND EACH GIRDER TRUSS WITH (2) H2.5A CLIPS, UNO.
 - "D" INDICATES DRAG LOAD (ASD) THAT TRUSS MANUFACTURER IS TO DESIGN TRUSS FOR IN BOTH TENSION AND COMPRESSION.
 - TIE EACH ROOF JOIST AT BEARING LOCATIONS WITH (1) H2.5A CLIP, UNO.
 - PROVIDE BUILT-UP 2x POSTS BELOW EACH GIRDER TRUSS. MATCH GIRDER TRUSS WIDTH, U.N.O.
 - CS16, CS18, ETC. - AS SHOWN AT WALL OPENINGS. PROVIDE STRAPPING PER TYPICAL STRAP AT OPENINGS' DETAIL.
 - PROVIDE CONTINUOUS BEARING FOR ALL POSTS AND BUILT-UP STUDS TO THE FOUNDATION PER TYPICAL "SOLID BLOCKING BETWEEN FLOORS" DETAIL.
 - FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.
 - ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH TYPE "S" SHEARWALLS, UNO.
 - FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THE ROOF FRAMING PLAN. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL DETAILS.
 - INDICATES HVAC EQUIPMENT ON ROOF OR IN ATTIC SPACE. SEE TYPICAL DETAILS FOR FRAMING INFORMATION.
 - VERIFY EXACT SIZE AND WEIGHT OF EQUIPMENT ON ROOF WITH MECHANICAL DRAWINGS.

KEYNOTES

2	HHUST 25/10 HANGER
5	ALIGN ADDITIONAL JOIST W/ SHEAR WALL
7	WOOD BEAM EXTEND TO B&D GRIDLINES
16	6'-0" MIN BACK SPAN
44	FRAME WALL W/ 1 3/4x5 1/2 LVL AT 12" O.C.

BEAM (B) SCHEDULE

MARK	SIZE
B1	(3)2x6 or 6x6 or (3)1-3/4x5-1/2 LVL or 5-1/4x5-1/2 LVL
B2	(3)2x8 or 6x8 or (3)1-3x5-1/2 LVL or 5-1/4x5-1/2 LVL
B3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4 LVL or 5-1/4x7-1/4 LVL
B4	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
B5	(3)1-3/4x8-1/2 LVL or 5-1/4x8-1/2 LVL
B6	(1) 1-3/4x11-7/8 LVL
B7	(2)1-3/4x11-7/8 or 3-1/2x11-7/8 LVL
B8	(3)1-3/4x11-7/8 LVL or 5-1/4x11-7/8 LVL
B9	(3) 1-3/4x14 LVL OR 5 1/4x14 LVL
B10	(3) 1-3/4x18 LVL
B11	5-1/4x24 GLB
B12	(2)1-3/4x9-1/2 LVL ATTACHED TO C12x30 SEE DETAIL
B13	5 1/4x9 1/2 LVL
B14	5 1/4x11 7/8 LVL
B15	5 1/4x14 LVL
B16	7x11 7/8 LVL
B17	(4)1-3/4x11-7/8 LVL
B18	(4)1-3/4x18 LVL (SEE DETAIL)
B19	(4) 3/4x14 LVL OR 7x14 LVL
EB1	(3)2x8 or 6x8 or (3)1-3/4x5-1/2 LVL
EB2	(3)2x8 or 6x8 or (3)1-3x5-1/2 LVL
EB3	(3)2x10 or 6x10 or (3)1-3/4x7-1/4 LVL
EB4	(3)1-3/4x9-1/2 LVL or 5-1/4x9-1/2 LVL
EB5	(2)1-3/4x11-7/8 or 3-1/2x11-7/8 LVL
EB6	(3)1-3/4x11-7/8 or 5-1/4x11-7/8 LVL
EB7	(3)1-3/4x14 or 5-1/4x14 LVL
EB8	(3)1-3/4x16 or 5-1/4x16 LVL
EB9	(3) 1-3/4x18 LVL or 5-1/4x18 LVL
EB10	5-1/4x21 GLB
EB11	5-1/4x28-1/2 GLB
EB12	(2) 1-3/4x18 LVL



HIGH ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

PROJECT: **BOHICA**
131 N Washington Ave
Ketchum, ID 83340

CLIENT: _____

STRUCTURAL ENGINEERS SEAL:

CAD OPERATOR: AMR07

HIGH ROOF FRAMING PLAN

PROJECT MANAGER: MB

JOB NO.: F71-352

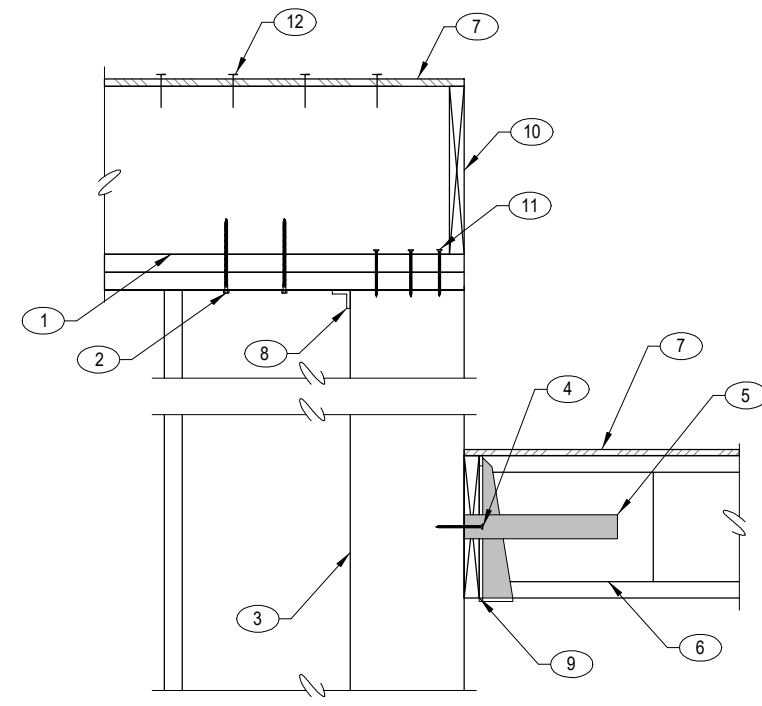
FROST Structural Engineering
1020 E. Lincoln Road
Idaho Falls, ID 83401
info@frost-structural.com

phone: 208.227.8404
fax: 208.227.8405

DATE: _____

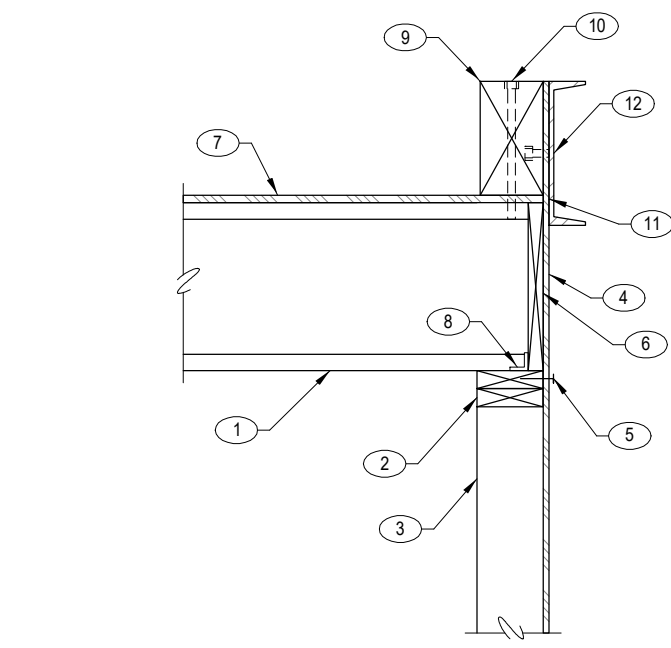
CURRENT REV. /

S2.5



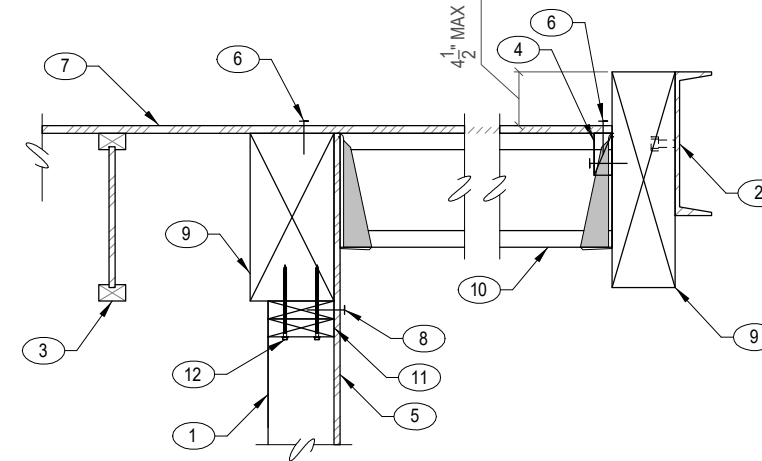
- KEYNOTES:**
- WOOD BEAM, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - 1/2" LOG SCREW W/ 8" MIN EMBEDMENT
 - HTF4
 - WEB STIFFENER
 - ROOF SHEATHING, SEE PLAN
 - HGA 10 CLP
 - 1 1/2" LSL W/ (8) 1/2" BY 6" LONG SDS SCREWS AT POST
 - CONT RIM BOARD
 - (6) 1/4" DIA 8" LONG SDS SCREWS AT EACH JOIST
 - BOUNDARY NAILING, SEE PLAN

313 WOOD TRUSS AT WOOD POST
SCALE: NTS



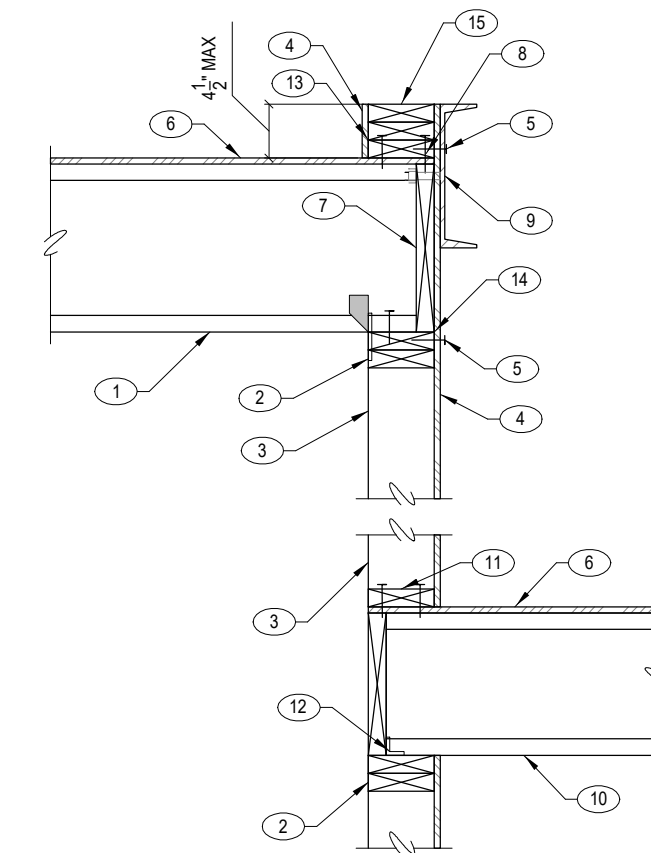
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - WOOD BEAM, SEE PLAN
 - 1/2" BY 12" LONG SCREW AT EACH JOIST
 - NO SPlice IN WALL SHEATHING
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)

309 WOOD BEAM AT WOOD JOIST
SCALE: NTS



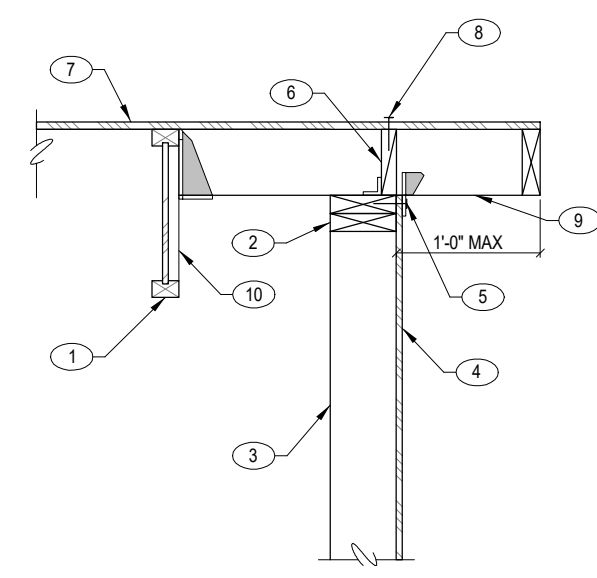
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - WOOD BEAM, SEE PLAN
 - WOOD JOIST W/ HANGER, SEE PLAN
 - CONT DBL TOP PLATE
 - (2) 1/4" DIA 8" LONG SDS SCREWS AT 16" O.C.

305 WOOD TRUSS AT WOOD JOIST
SCALE: NTS



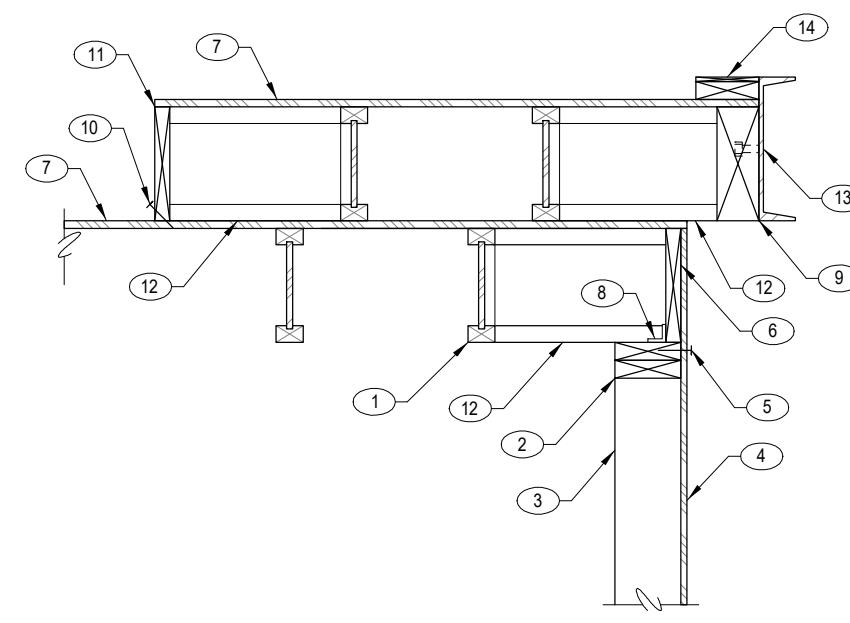
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING, SEE PLAN
 - CONT RIM BOARD
 - BOUNDARY NAILING, SEE PLAN
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. STAGGER PROVIDE NUT AND WASHER
 - WOOD JOIST W/ CLIP, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
 - ASB CLIP AT 16" O.C.
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
 - NO SPlice IN WALL SHEATHING AT TOP PLATE
 - BUILT-UP 2x PLATE AS REQUIRED

301 WOOD TRUSS AT WOOD JOIST
SCALE: NTS



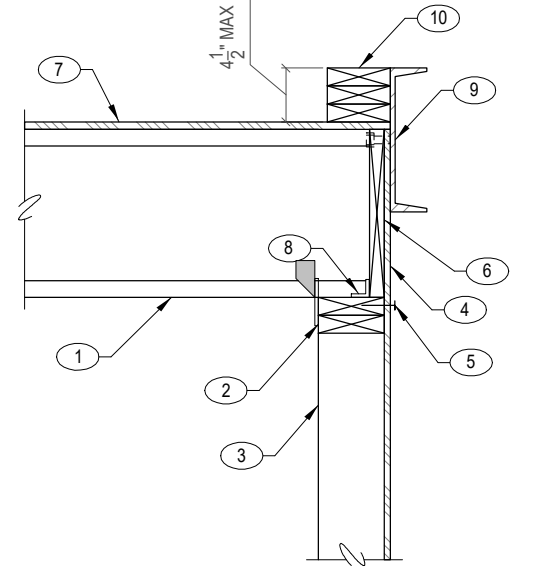
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - 2x BLOCKING W/ ASB CLIP BETWEEN EACH JOIST
 - ROOF SHEATHING, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN
 - WOOD JOIST W/ HANGER, SEE PLAN
 - WEB STIFFENER

314 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



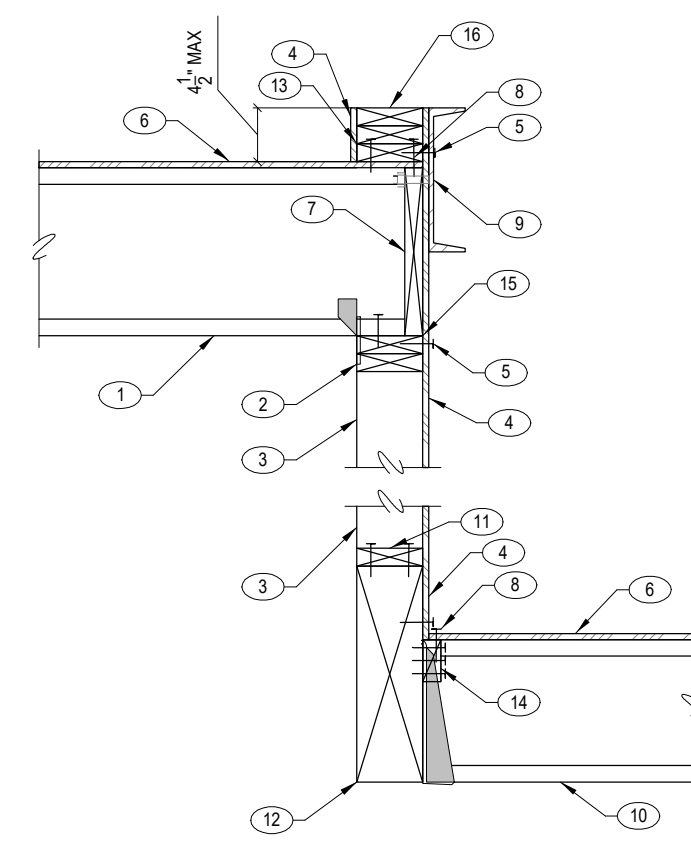
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - WOOD BEAM, SEE PLAN
 - #8 SCREW AT EACH I-JOIST BLOCK
 - CONT RIMBOARD W/ #8 SCREWS
 - I-JOIST BLOCK
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - BUILT-UP 2x PLATE AS REQUIRED

310 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



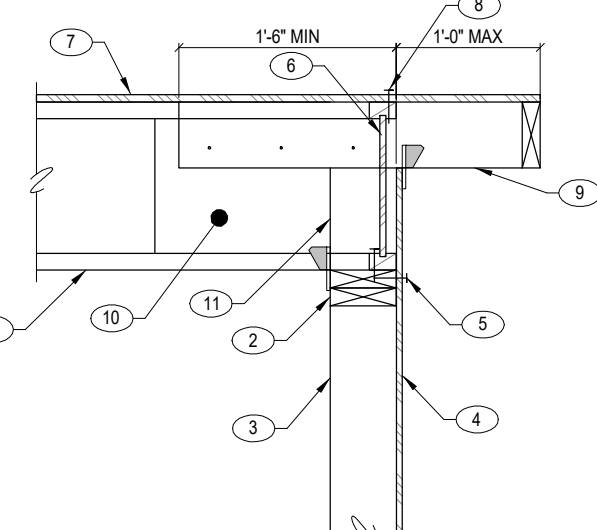
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - BUILT-UP 2x PLATE AS REQUIRED

306 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



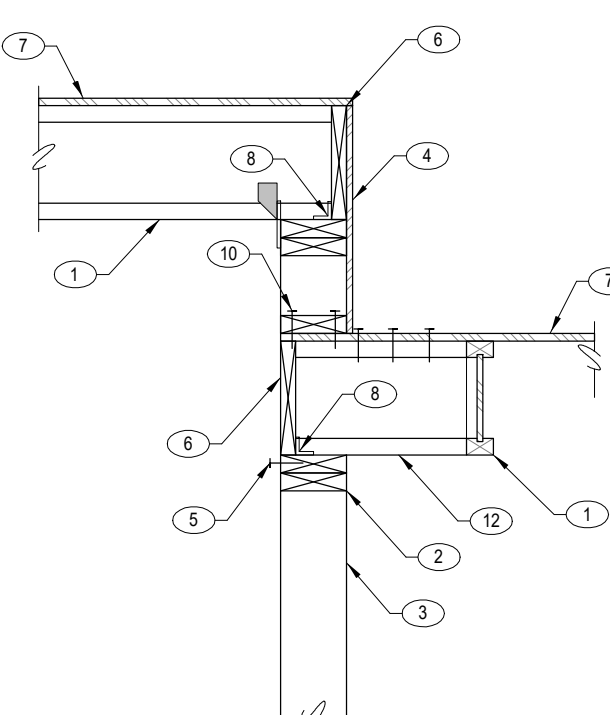
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING, SEE PLAN
 - CONT RIM BOARD
 - BOUNDARY NAILING, SEE PLAN
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" THREADED STUDS AT 24" O.C. STAGGER PROVIDE NUT AND WASHER
 - WOOD JOIST W/ HANGER, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS INTO EACH JOIST BELOW
 - WOOD BEAM, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - NO SPlice IN WALL SHEATHING AT TOP PLATE
 - BUILT-UP 2x PLATE AS REQUIRED

302 WOOD TRUSS AT WOOD BEAM
SCALE: NTS



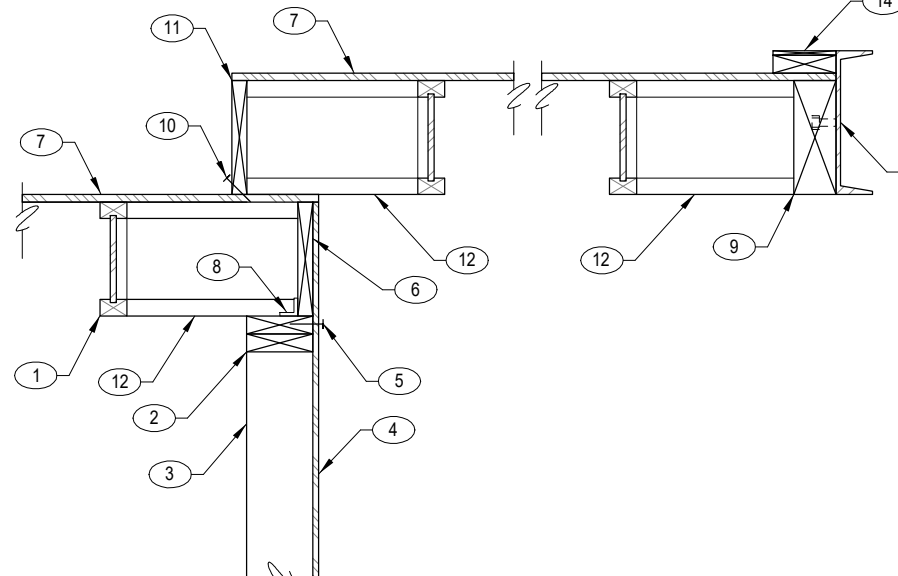
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - I-JOIST BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - ROOF SHEATHING, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN
 - WOOD JOIST W/ 16d NAILS AT 6" O.C., SEE PLAN
 - WEB STIFFENER
 - 2x BLOCK BELOW EACH JOIST

315 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



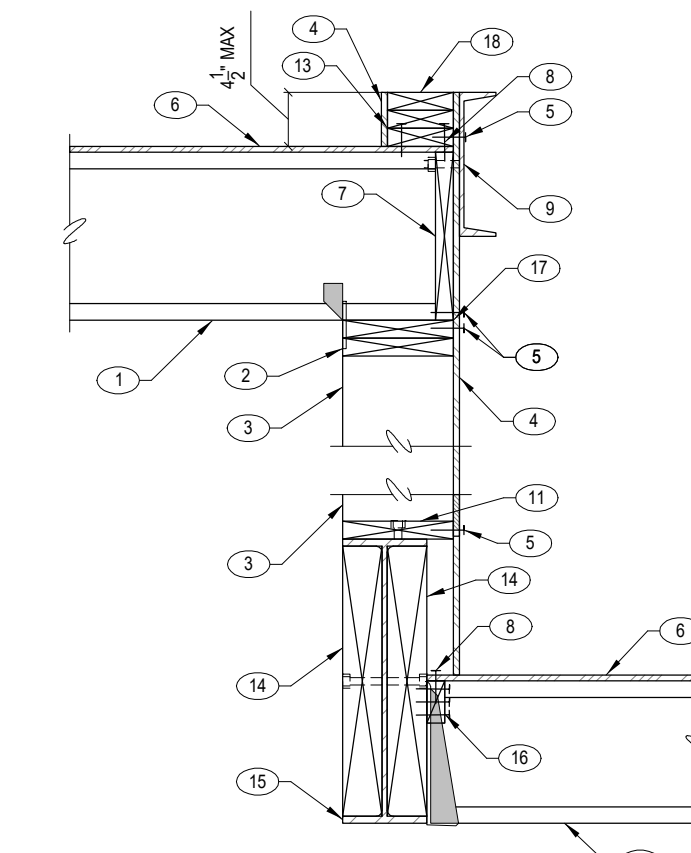
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - WOOD BEAM, SEE PLAN
 - #8 SCREWS INTO EACH BLOCK AS REQUIRED
 - BUILT-UP PLATES AS REQUIRED
 - I-JOIST BLOCK

311 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



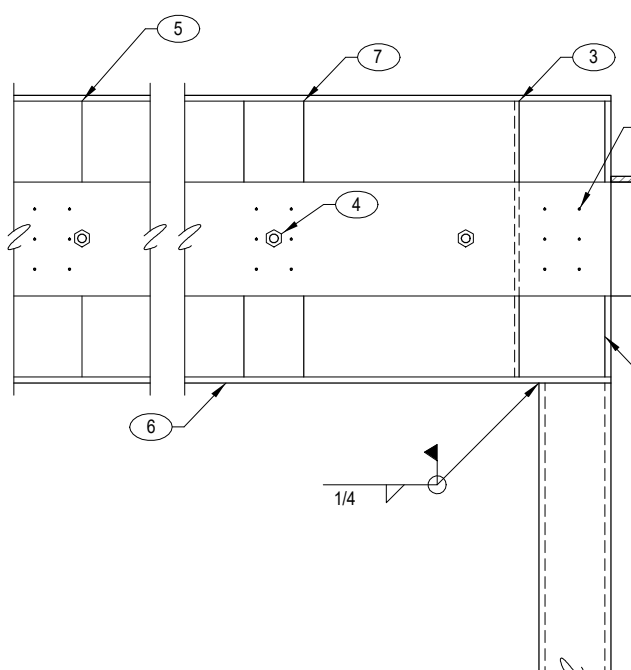
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - CONT RIM BOARD
 - ROOF SHEATHING, SEE PLAN
 - ASB CLIP AT 16" O.C.
 - WOOD BEAM, SEE PLAN
 - #8 SCREW AT EACH I-JOIST BLOCK
 - CONT RIMBOARD W/ #8 SCREWS
 - I-JOIST BLOCK
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - BUILT-UP 2x PLATE AS REQUIRED

307 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



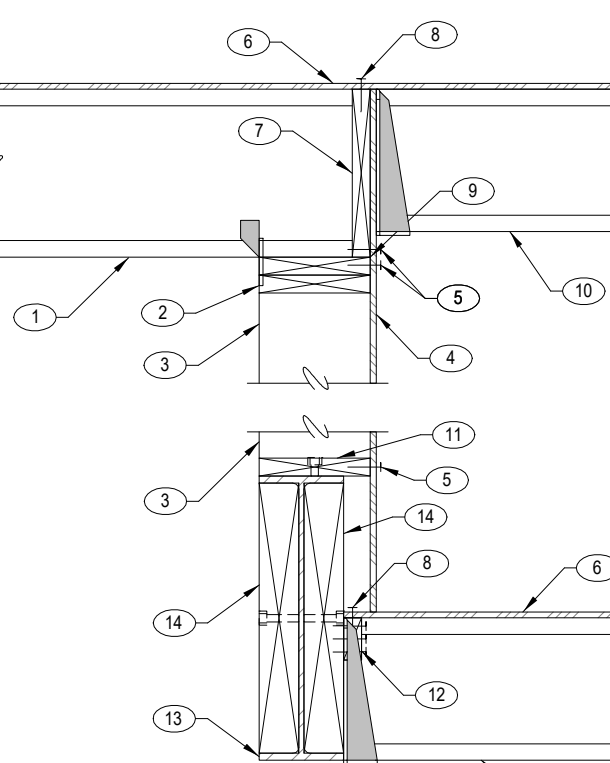
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING, SEE PLAN
 - CONT RIM BOARD
 - BOUNDARY NAILING, SEE PLAN
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" THREADED STUDS AT 24" O.C. STAGGER PROVIDE NUT AND WASHER
 - WOOD JOIST W/ HANGER, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ THREADED STUDS AT 32" O.C.
 - WOOD BEAM, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ (2) #8 SCREWS AT EACH TRUSS
 - SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 5/8" Ø THREADED STUDS AT 16" O.C.
 - STEEL BEAM, SEE PLAN
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - NO SPlice IN WALL SHEATHING AT TOP PLATE
 - BUILT-UP 2x PLATE AS REQUIRED

303 WOOD TRUSS AT STEEL BEAM
SCALE: NTS



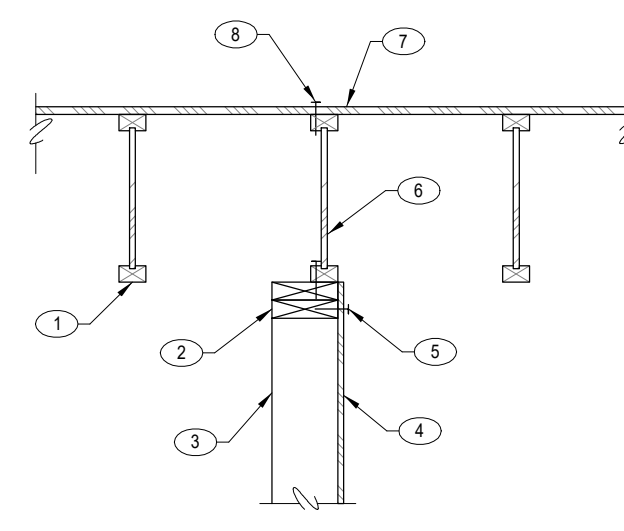
- KEYNOTES:**
- WOOD BEAM, SEE PLAN
 - INVERTED HANGER, SEE PLAN
 - 1/2" WEB STIFFENER ON OTHER SIDE OF BEAM
 - 1/2" THREADED STUDS AT 16" O.C.
 - SOLID BLOCKS WEB BETWEEN FLANGES AT WOOD BEAM ALONG LENGTH OF BEAM
 - STEEL BEAM, SEE PLAN
 - VERTICAL FULL HEIGHT BLOCK AT EACH THREADED STUD
 - SOLID BLOCK TO WOOD POST BELOW TO SUPPORT CANTILEVER WOOD BEAM
 - (8) 1/4" DIA 8" LONG SDS SCREWS AT EACH BLOCK

316 WOOD TRUSS AT STEEL COLUMN
SCALE: NTS



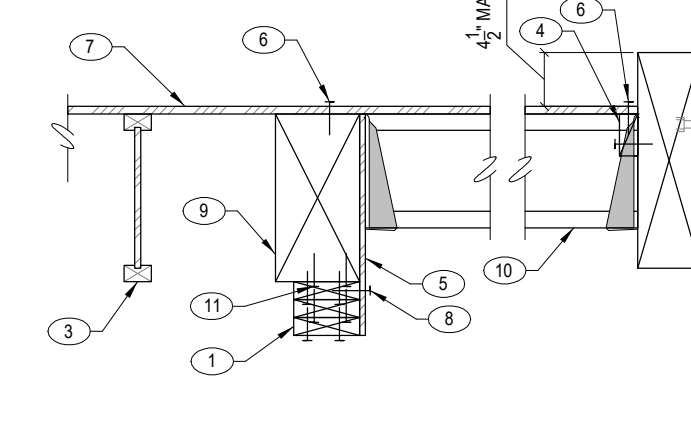
- KEYNOTES:**
- WOOD JOIST W/ CLIP, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ROOF SHEATHING, SEE PLAN
 - CONT RIM BOARD
 - BOUNDARY NAILING, SEE PLAN
 - NO SPlice IN WALL SHEATHING AT TOP PLATE
 - WOOD JOIST W/ HANGER, SEE PLAN
 - CONT 2x BOTTOM PLATE W/ THREADED STUDS AT 32" O.C.
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - STEEL BEAM, SEE PLAN
 - SOLID WEB THAT BEARS ON BOTTOM STEEL BEAM W/ 5/8" Ø THREADED STUDS AT 16" O.C.

312 WOOD JOIST AT STEEL BEAM
SCALE: NTS



- KEYNOTES:**
- WOOD JOIST, SEE PLAN
 - CONT DBL 2x TOP PLATE W/ LAP SPlice, SEE TYPICAL DETAIL
 - WOOD STUD WALL, SEE PLAN
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - ALIGN CONT JOIST W/ STUD WALL W/ 16d NAILS AT 4" O.C.
 - ROOF SHEATHING, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN

308 WOOD JOIST AT WOOD STUD WALL
SCALE: NTS



- KEYNOTES:**
- BUILT-UP 2x PLATE AS REQUIRED
 - CONT STEEL CHANNEL BY ARCHITECTURAL W/ 5/8" DIA 2" LONG THREADED STUDS AT 24" O.C. (DRILL AND EPOXY)
 - WOOD JOIST, SEE PLAN
 - 2x BLOCKING W/ (3) 16d NAILS BETWEEN EACH JOIST
 - WALL SHEATHING AS OCCURS, SEE PLAN
 - BOUNDARY NAILING, SEE PLAN
 - ROOF SHEATHING, SEE PLAN
 - EDGE NAILING, SEE SHEARWALL SCHEDULE
 - WOOD BEAM, SEE PLAN
 - WOOD JOIST W/ HANGER, SEE PLAN
 - (2) 16d NAILS AT 8" O.C.

304 WOOD JOIST AT WOOD BEAM
SCALE: NTS

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

This drawing is the property of FROST Structural Engineering, Inc. It is to be used only for the project and site specifically identified on this drawing. It is not to be used for any other project without the written consent of FROST Structural Engineering, Inc. All dimensions and conditions shall be as shown on this drawing. No responsibility or liability shall be assumed for any errors or omissions on this drawing.

BOHICA
131 N Washington Ave
Ketchum, ID 83340

PROJECT: STRUCTURAL ENGINEERS SEAL
PROFESSIONAL ENGINEER
REGISTERED
11697
STATE OF IDAHO
MARNELL BR
8/29/23

CLIENT:

FROST Structural Engineering
1020 E. Lincoln Road
Idaho Falls, ID 83401
info@frost-structural.com

PHONE: 208.227.8404
FAX: 208.227.8405

CAD OPERATOR: AMBYR
PROJECT MANAGER: MB
JOB NO.: #71-352

DATE: CURRENT REV. 1

S5.0